

# *Consolidated Plan*

Northernmost Utah's  
Bear River District  
Box Elder, Cache & Rich Counties



Bear River Association of  
Governments  
Amended 2007



# 2005 Bear River District Consolidated Plan

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## Part 1 Executive Summary

In the creation of this Consolidated Plan, the Bear River Association of Governments (BRAG) has accomplished four major objectives. First, this plan satisfies U.S. Department of Housing and Urban Development (HUD) eligibility requirements for Community Development Block Grant (CDBG) funding. Second, the plan identifies specific needs of the communities within the Bear River District. Third, the plan proposes methods to address the identified needs. And finally, the plan establishes performance measures to monitor BRAG's success at addressing the regions needs.

### Community Profile

The community profile is a brief summary of the Bear River District, which sets the context for this planning document.

- Sewer and water improvements will need at least **\$22 million** over the next 5 years.
- Housing costs are increasing faster than household incomes
- Unemployment and underemployment continue to be problems within the District. In Box Elder County, unemployment rates reached **5.4% in July 2004** compared to the State rate of 4.8%. In Cache County unemployment was only 3.3, but surveys suggest 69% of workers believe they are underemployed.
- The population of the Bear River District is growing at nearly **2.1% annually**. Between 1990 and 2003 the population of the District increased **33% to a total of 144,276 persons**.
- During this same time period, the **Hispanic** population has increased approximately **145%**.
- People 65 and older will increase **125% by 2030** while total population is predicted to only increase 50%.
- Poverty rates are holding steady-- **just over 7%** of households are at or below national poverty levels.
- Homelessness rates in the District are very low with approximately five individuals and five families homeless on any particular day.
- BRAG has provided \$4.9 million Community Development Block Grants to communities and \$1.5 million in capital loans to small business and since 2000.
- Brag has provided 175,012 meals to elderly since 2002.

### Priorities and Performance Measures

Setting priorities for the Bear River District was done through a series of public meetings, community surveys, and other data collections. BRAG has sought to collect information from as

many outside sources as possible. In this effort, we have held or taken part in three public meetings (including the BRAG Governing Board), two written surveys (sent to every Mayor in the District), and one region-wide phone survey conducted by Dan Jones and Associates.

The information collected during this process helped identify a diverse set of needs throughout the District. Setting priorities among these needs is not an easy process but something that must be done none the less. The following are priorities for the Bear River District including methods for evaluating performance measures.

**Priority #1: Benefit low and moderate income persons and families.**

This objective is congruent with HUD's National Objective #1 which is designed to primarily benefit lower income individuals and families. All projects undertaken will first fulfill this primary objective.

Goals:

- The majority of benefits from projects will be realized by individuals and families of low to moderate income.

**Priority #2: Provide decent, safe, and affordable housing for individuals and families.**

This includes increasing housing options, home rehabilitation, special needs housing, and reducing chronic homelessness.

Goals:

- Rehabilitate existing housing stock
- Increase supply of special needs housing
- Eliminate chronic homelessness

**Priority #3: Improve economic conditions for the regions working individuals and businesses** by creating jobs, creating employment opportunities, and improving telecommunications.

Goals:

- Smart site jobs
- Agribusiness opportunities
- Bear River Heritage Area
- Revolving loan fund
- Micro-Enterprise

**Priority #4: Creating suitable living environments by funding activities, program, and policies that improve quality of life.** This includes infrastructure improvements for sewer and water as well as community planning.

Goals:

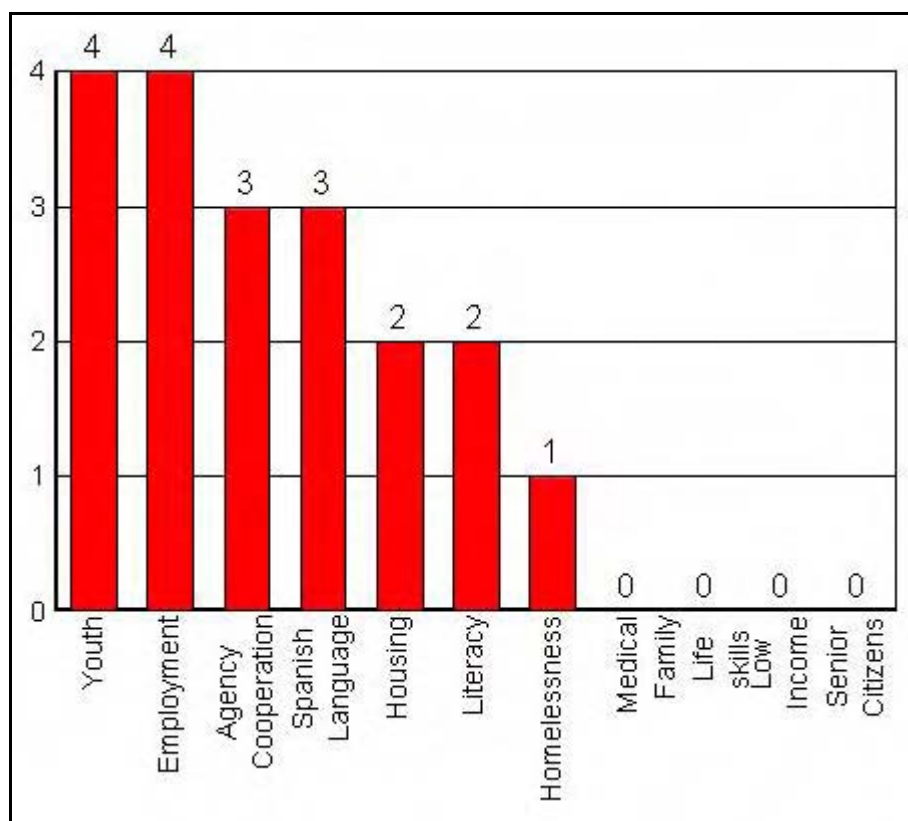
- Water and Sewer system improvements
- Community planning

## Part II Public Participation

As part of this Consolidated Planning process BRAG has sought to collect information from as many outside sources as possible. This public input process is an attempt to synthesize public opinion about the adequacy of support and funding of BRAG's services and products within the Bear River District. In this effort, we have held or taken part in three public meetings, two written surveys and one phone survey. Information was collected from individuals and representatives of all three counties of the District.

### Public Input Forums

Two of the meetings held were forums predominately attended by those that provide services to moderate and low income people. These meetings took place in the two largest cities of the Bear River District, Logan and Brigham City. Those at the Brigham City forum were typically expressing the needs of Box Elder County residents, while those at the Logan forum expressed the needs of Cache and to some extent Rich County. Attendance for these two meetings totaled 37, with the majority from Cache County. The attendees represented 23 non-profit organizations and 6 government agencies that work throughout the Bear River District.

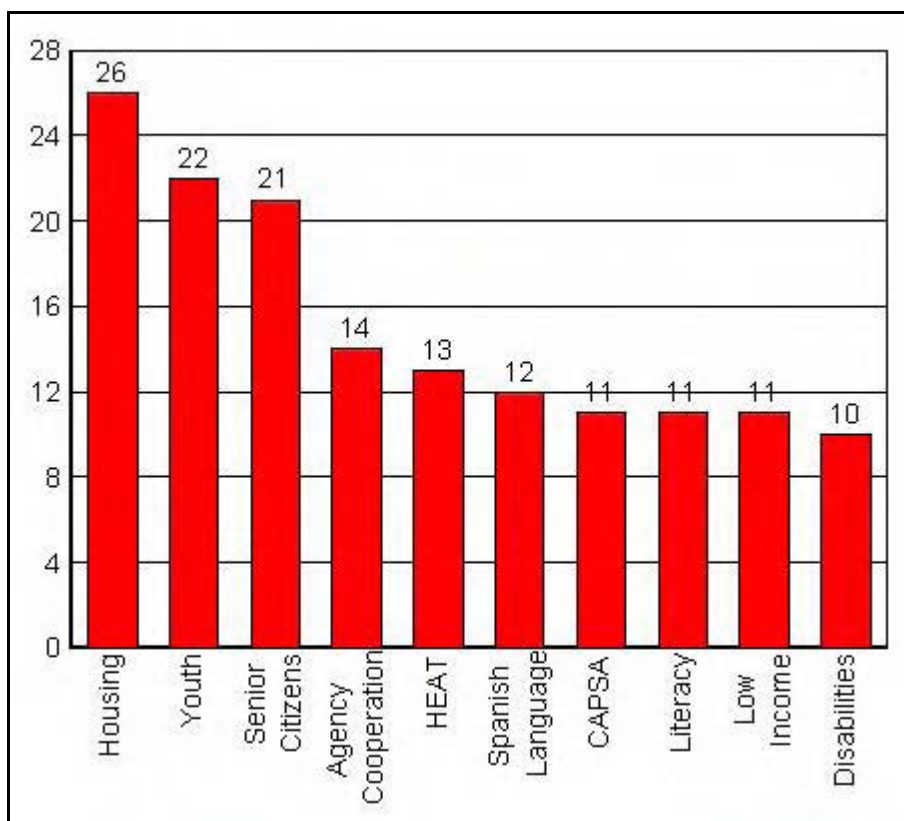


**Figure 1.** Issues raised during the Box Elder Needs Forum.

Within these meetings we asked for information about the communities and organizations they represent. What are the issues they find most critical to address today as well as over the next five years. What are the areas that may be under funded and that could be improved with more funding.

Results of these public forums were synthesized into major topics and ranked by the number of times they were brought up. The three main issues raised at the Logan forum were related to housing shortages, youth, and senior citizens. Other issues raised to a lesser extent were Spanish language, domestic violence, disabilities, and more cooperation between Non-Government Organizations. Figure 1 shows all the issues raised at the Logan Public Input Forum.

Issues raised at the Brigham City forum were similar to those in Logan but the importance of those issues were slightly different. Here youth issues topped the list, with employment and Spanish issues also being significant. Also important to Brigham City was cooperation and coordination between those providing services. Figure 2 shows all the issues raised at the Box Elder County Public Needs Forum.



**Figure 2.** Issues raised during the Logan Needs Forum.



## **Written Survey**

During the Public Needs Forum, a written survey was also handed out to assess specific issues related to housing needs, economic development and human services. These are the three issues that BRAG traditionally handles. This survey was designed to evaluate how relevant these issues continue to be in their communities.

**Housing Needs-** Within Cache County, housing homeless families with children is the most important housing issue followed by the shortage of affordable rentals for low/moderate income families. Box Elder County is dealing with a shortage of affordable rentals for low/moderate income families followed by a need for more first time home buyer assistance for low/moderate income families.

**Economic Development-** Job training and job creation for low/moderate income workers are the two most important issues in Cache County. While in Box Elder County the education of business on the incentives for higher wages, child care, and on-the-job training topped the list with job training and job creation for low/moderate income workers also being very important.

**Human Services-** Cache County organizations believe that services for victims of domestic violence and sexual assault are very important as are access to services for mental health care and substance abuse. In Box Elder County, the participating organizations felt all human services; child care for workers in training, access for children to structured activities and recreation, access to mental care and substance abuse treatment, and services for victims of domestic violence and sexual assault equally important.

Generalizations made from this informal survey may not entirely represent the community, but they may still be useful.

## **BRAG Governing Board**

The third information gathering meeting took place at a BRAG Governing Board meeting in Laketown in Rich County. This Governing Board is comprised of six Mayors, eight County Councilmembers and Commissioners, the Cache County Executive, and the Director of BRAG. The Board was asked to categorize a series of issues into one of four categories dealing with the adequacy of resource availability to address the issue and the importance of the issue in their community. The purpose of the exercise was to identify those issues which are quite important, but which do not currently have sufficient resources to adequately address the problem.

Of the 30 issues the Governing Board was asked to categorize, capital infrastructure issues were by far the most often identified. The second most listed issues were related to housing. At a County level, Box Elder representatives felt culinary water systems were the most important, inadequately funded issue. Cache representatives listed neighborhood revitalization and family support services, and Rich County representatives perceived fire stations and roads as the most important yet inadequately addressed issues.

### **Survey of Cities and Towns**

In a fourth attempt to collect information from its clients, BRAG mailed out written surveys to the Mayor of every city and town within the District. In the surveys we requested details about their communities largest needs as well as how they are currently planning on addressing those needs. 23 of the 37 surveys sent out were returned, 12 from Box Elder County, 8 from Cache County and 3 from Rich County. While we did not get a good response from Cache County, the other two Counties were much better. Nevertheless, the information synthesized from their responses is very useful to this planning document.

Generally, the survey shows that infrastructure for sewer and water is in great need of expansion. Nearly every respondent listed a need to upgrade their culinary water supply, sewer system or both in the next five years. Other large needs related to creation and expansion of parks, construction of fire stations, as well as the upkeep of roads.

### **2002 Dan Jones Survey**

In July of 2002 BRAG contracted with Dan Jones & Associates, Inc to survey the residents of the Bear River District. This survey was the latest of six surveys completed by Dan Jones beginning in 1977 set up to determine the greatest problems, according to residents, facing Box Elder, Cache, and Rich Counties at the time. More specifically the survey addressed, the adequacy of local services (public transportation, school systems, police protection, and medical care) the prevalence of alcoholism, drug abuse, and child abuse, as well as the ability of residents to provide food, clothing, and shelter for their families.

Of those surveyed in 2002, 61% felt underemployment was the most serious problem in all three counties at 61%. Teenage pregnancy and sexuality was second largest problem in 2002 at 56%, falling from the top of the list in 1994 at 69%. Also falling in importance since 1994 is the availability of adequate housing, which dropped from 63% to 18%. The percentage of residents who believe air pollution is a problem has risen slightly, while those who see population growth as a problem has dropped slightly.

### **30 Day Comment Period**

Public comments on the Consolidated plan began on November 4<sup>th</sup>, 2004. Solicitation for public review were posted in two newspapers; Logan's *Herold Journal*, and Tremonton Cities *Leader* (Appendix A) . The Consolidated Plan drafts were available at the BRAG office and on the internet at [www.brag.dst.ut.us](http://www.brag.dst.ut.us)

## Part III Planning Process

### The Consolidated Plan, An Overview

The Consolidated Plan has two overriding purpose . First it seeks to identify critical issues facing low income families and individual within the Bear River District, and second, the Plan aims to address those identified needs. This Consolidated Plan documents the process BRAG followed to meet these two objectives, both in how the needs have been identified and what methods will be used to address the identified needs.

#### Issue Identification

Public input was a critical aspect of issue identification. As was discussed above in the Public Participation section, BRAG sought to collect information from as many outside sources as possible. Public meetings took place in Logan, Brigham City, and Garden City. Information was collected from a District-wide housing survey, Census data, and a survey of Mayors.

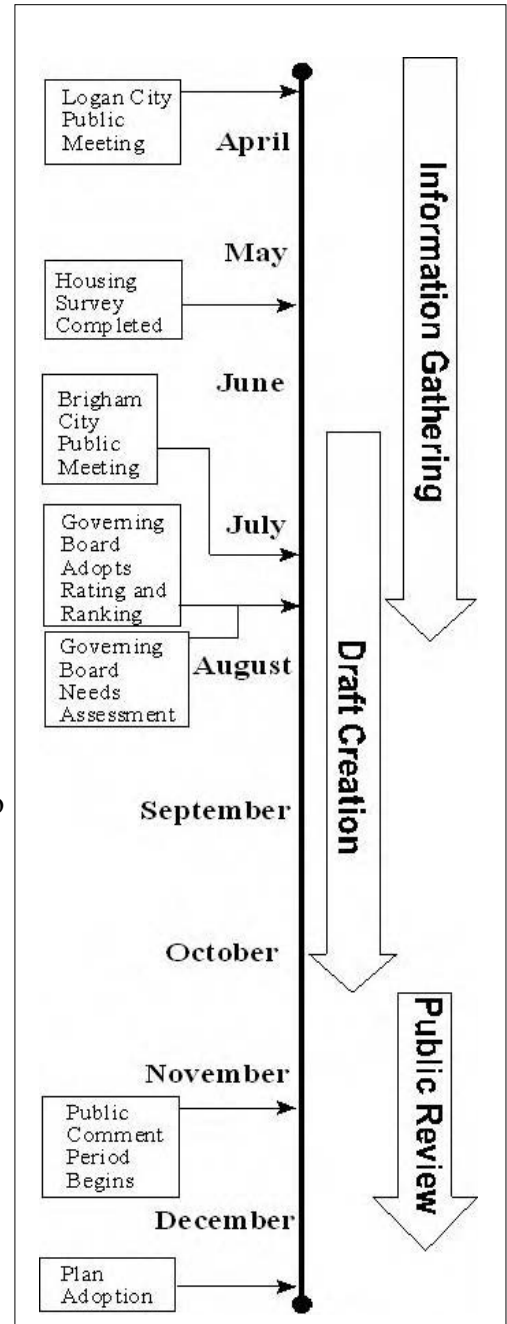
#### Rating and Ranking Process

It is typically the case that identified needs far outweigh the resources available for those needs. Therefore it is necessary to develop a mechanism through which the various needs can be compared and prioritized. Rating and ranking is the process through which BRAG acknowledges the issues facing the District and where it defines its priorities on which issues to address. The BRAG Governing Board, consisting of elected officials from throughout the Bear River District, reviews rating and ranking priorities on an annual basis before the Community Development Block Grant application process begins in July.

Based on priorities determined by the Governing Board, a scoring system is constructed to give higher ranking to projects which address priority issues. BRAG's 2005 priorities are for projects which:

- Benefit primarily low and moderate income families and individuals.
- Create new or rehabilitate existing affordable housing.
- Create new full-time employment for low or moderate income individuals.
- Collaborate with other agencies and organizations.
- Promote quality growth principles and physical planning.

The rating and ranking process is more clearly defined in the application that is attached as Appendix D.



## **Part IV Planning Components**

### **Accomplishments of the 2000 Consolidated Plan**

Based on the conclusions of the 2000 Consolidated Plan , BRAG staff has provided and facilitated the following services to the residents and business of the Bear River District.

#### **Aging**

- 81,000 hours of volunteer service since 2002
- 175,012 meals provided to elderly since 2002

#### **Community Development & Planning**

- Natural Hazard Mitigation Plan completed
- 21 cities have earned 21st Century designation
- Assisted in the completion of Bonneville Shoreline Trail from Logan Canyon to Green Canyon
- Appropriated \$4.9 million of Community Development Block Grant (CDBG) funding to community development projects since 2000.

#### **Economic Development**

- Provided \$1.5 million in capital through loans for small business since 2000.
- BRAG has closed 88 loans since 1986
- Instrumental in the creation of the Bear River Heritage Area
- Assisted Cache County in developing the Land Evaluation & Site Assessment (LESA) system to prioritize which lands should be conserved

#### **Housing**

- Provided rental assistance to 1406 households since 2002
- Helped with initial payments for 140 first time home buyers since 2002
- Weatherized 210 homes

#### **Human Services**

- Helped 3810 households with utilities payments since 2002
- 44 youth were enrolled in education and training services averaging \$275 in assistance

### **Demographic Profile**

Northernmost Utah encompasses the counties of Box Elder, Cache and Rich Counties; over 7,900 square miles. The Bear River Region (named for the river that drains it) spans the arid sagebrush flats of the Great Basin Desert in western Box Elder county to the forested summits of the Wasatch and Bear River Mountains in Cache and Rich Counties. At present most of the

population lives both east and west of the Wellsville Mountains. The eastern portion of Box Elder County represents only 25 percent of the county's landmass yet accommodates 95 percent of its 43,812 population (2000 Census). With the exception of a smattering of scattered seasonal homes nested in U.S. forest Service private in-holdings, nearly all 95,460 population in Cache County (2000 Census) can be found in the western half of the county. Rich County's population is dependent on when one does the counting. Only 2,050 year-round residents lived in Rich County in 2002. But count everyone on a weekend in July and the number will likely double given the seasonal housing around Bear Lake in Garden City and the East Shore.

The total population for the Bear River District (Box Elder, Cache and Rich Counties) grew over 33% from 1990 to 2003 for a total of 144,276 persons in the three county region (Census Bureau estimates). This growth rate represents an 8% increase from the previous decade (See Table 1).

Cache County saw the largest population increase of the three counties with an expansion of over 30% for the decade of the 1990's (21,208 persons added for a total of 91,391 persons). This represented a 7% increase over the previous decade but not as high as the period from 1970-80 which recorded a 35% growth rate. The fastest growing incorporated city in Cache County was Nibley City with an overall growth rate of over 75% for the 1990s. During the same time, North Logan City also grew at a rate significantly higher than other Cache County towns with at a rate of nearly 64%. Logan City grew at a relatively modest rate of just over 30%. In terms of the actual numbers of persons proportionally added to the overall county growth during the 1990s, Logan was by far the largest contributor by adding nearly 10,000 persons. In fact, this number is probably lower than it should be due to the likely significant number of Utah State University students that did not complete Census 2000 forms and thus were not included in the Logan City/Cache County count. Logan City's 2000 population was determined to be 42,670.

The more urbanized portions of Cache County are part of a Metropolitan Planning Organization (MPO). This area comprises the Logan Urbanized Area (LUA). In addition, in 2003 Logan City was designated the central city in a Metropolitan Statistical Area that encompasses all of Cache County and Franklin County Idaho.

Box Elder County's overall growth rate for the decade of the '90s was 17.2%. The year 2003 total population count was 44,022. While lower than the state average, this figure represents nearly a doubling in the county's growth rate from the decade of the 1980's. Due to its size (in terms of actual increase in the 2000 Census) Brigham City recorded the largest increase by adding 1,767 persons. However, this still only represents a rather modest 11% overall increase for Brigham City. Perry City, Brigham's neighboring community to the south added almost as many persons to their population as Brigham did during the 1990's. The difference is that Perry City started the decade with only 1,211 people and by the time the decade ended they had nearly doubled their population to 2,383. The 96% growth rate is not only the highest growth rate in the County and the Bear River District, but also one of the highest in the state. The only other communities in Box Elder County that showed any sort of significant growth rate during the 1990's were Tremonton and Willard City with 31.1% and 25.6% respectively. Most the other communities in the county saw stable or minor increases in their population with the exception of four towns that actually declined in population during the 1990's.

<b>Population Estimates for the Bear River District</b>			
<b>Jurisdiction Name</b>	<b>2002 Population</b>	<b>Annual Average Rate of Change 1990-2000</b>	<b>2020 Projected Population</b>
<b>BOX ELDER COUNTY</b>	44,032	1.60%	63,391
Bear River City	778	0.69%	1,112
Brigham City	17,389	1.08%	25,821
Corinne City	651	-0.29%	921
Deweyville Town	296	-1.34%	412
Elwood Town	675	1.66%	1,005
Fielding Town	450	0.60%	664
Garland City	1,970	1.73%	2,881
Honeyville City	1,265	0.88%	1,800
Howell Town	232	-0.70%	328
Mantua Town	802	1.75%	1,173
Perry City	2,740	7.00%	3,534
Plymouth Town	359	2.08%	486
Portage Town	259	1.66%	381
Snowville Town	177	-3.43%	262
Tremonton City	5,996	2.79%	8,293
Willard City	1,639	2.30%	2,417
Unincorporated	8,354	1.31%	11,898
<b>CACHE COUNTY</b>	93,695	2.68%	137,966
Amalga Town	427	1.55%	587
Clarkston Town	685	0.65%	826
Cornish Town	259	2.37%	259
Hyde Park City	2,938	3.04%	3,787
Hyrum City	6,303	2.72%	8,438
Lewiston City	1,862	2.05%	2,457
Logan City	42,922	2.68%	59,587
Mendon City	938	2.76%	1,782
Millville City	1,501	2.29%	1,973
Newton Town	706	0.59%	1,045
Nibley City	2,210	5.77%	4,235
North Logan City	6,745	5.04%	9,043
Paradise Town	753	3.07%	1,093
Providence City	4,845	2.73%	13,512
Richmond City	2,043	0.48%	2,592
River Heights City	1,490	1.62%	1,657
Smithfield City	7,604	2.69%	12,601
Trenton Town	450	-0.33%	595
Wellsville City	2,724	2.18%	3,574
Unincorporated	6,290	1.81%	8,323
<b>RICH COUNTY</b>	1,966	1.29%	2,351
Garden City	365	6.34%	428
Laketown	182	-3.23%	225
Randolph City	471	-0.10%	579
Woodruff Town	190	3.69%	233
Unincorporated	758	1.32%	886
Source: BRAG projections based on GOPB county totals. Governors Office of Planning and Budget.			

Table 1. Population of the Bear River District

Rich County's overall population increase for the 1990's was 13.7%, for a year 2003 total of 2,079. While modest by comparison to district or state growth rates, Rich County's 1990's population growth was significantly higher than the previous decade which saw a negative growth rate of nearly 18%. Garden City marked the highest growth rate in the county for the 1990's by adding 164 of the total 236 persons for the entire county. This represents a 85% growth rate for Garden City. With the exception of Woodruff Town which grew by 59 persons or nearly 44%, the other two communities in Rich County kept nearly level or decrease population slightly. Population numbers generated by the census every ten years do not fully describe the demographic situation with regard to Garden City and some unincorporated portions of the county around Bear Lake. In recent years, Garden City and areas on the east shore of Bear Lake have seen significant growth and development in the form of part-time "summer home" dwelling units. The people that occupy these homes generally do not live in them for more than nine months required by the Census Bureau to be considered resident and usually complete the Census form at their home address. This summer home phenomena presents a unique challenge for these jurisdictions that must provide infrastructure and services to a population that does not show up on any of the Census counts.

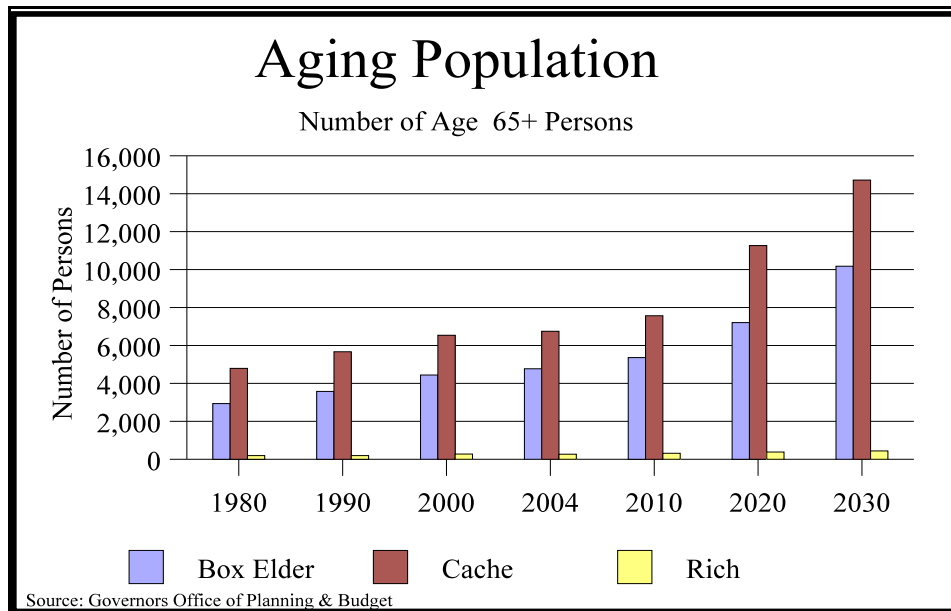
## **Changing Demographics**

The Bear River Region will not be unlike the state of Utah; or for that matter the nation in trending toward an older and more ethnically diverse population in the next 20 to 50 years. Clearly these changes will have dramatic impact on the cultural, institutional, and political environment of the Bear River Region. The only thing that is uncertain is the trajectory and pace of these changes.

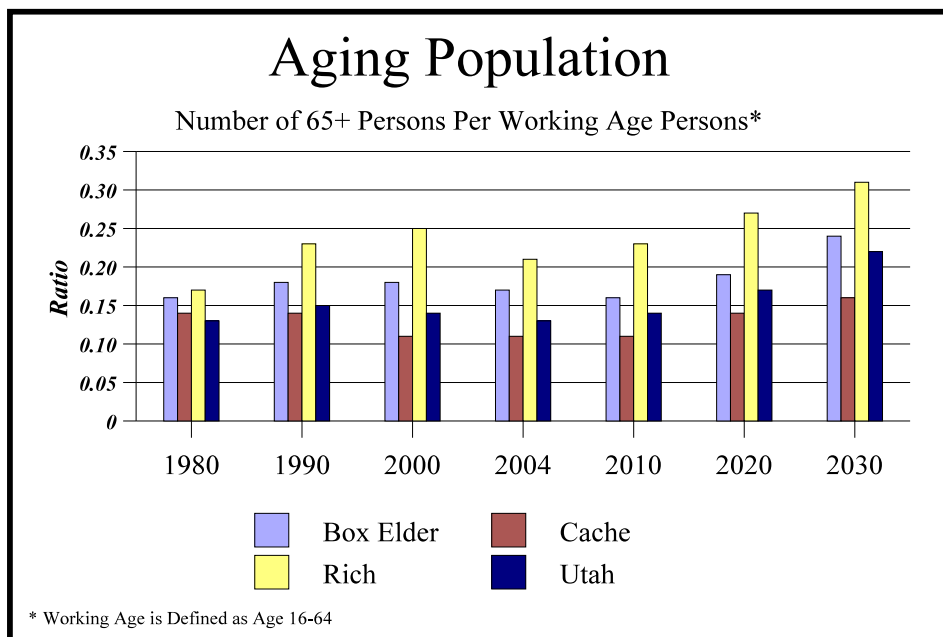
### **Aging**

The over age 65 population of the Bear River Region is projected to grow by 125% by the year 2030 (Figure 3). This number is particularly striking when one considers that the rest of the population is projected to only increase 51% by the year 2030. Rich County will be the most heavily impacted county in the region with it's 65+ population is projected to increase 170% by the year 2030 compared to Cache County at 125% and Box Elder at 129%.

Local agencies, groups and community officials will need to ensure future demand will not overwhelm existing programs and services as the aging population increases proportionally. This will become increasingly a challenge given that these local growth trends and the resulting increase demand on programs and services will occur at the same time state and national resources will face increased demands. In addition, a corresponding growth surge in the younger "school age" population cohort in Utah in the next 30 years will place additional competition for limited public expenditure.



**Figure 3.** Elderly population within the three counties of the Bear River District



**Figure 4.** Elderly Population relative to working population within the three counties of the Bear River District



## Minorities

According to the Census counts, the minority population in Utah never exceeded 2 percent until 1970. Today that number is somewhere near 15 percent for the State. For the BRAG region the minority population was about 7.5% for the year 2000. Cache County has the highest minority population at 7.8% followed by Box Elder County at 7.1% and Rich County at 1.8% in 2000.

Fueled by economic opportunities and to a lesser degree affiliation with the LDS Church, Utah continues to experience the "Second Great Migration Wave". Most of this growth is from Hispanic or Latino segments of the population. During the 1990's the Hispanic population in Utah grew by 138% compared to 58% for the nation as a whole (Census Data).

During the 1990's Cache County had one of the highest growth rates in the state for it's Hispanic population at 225%. Box Elder's Hispanic growth rate for the 1990's was 140% while Rich County's rate was just over 70%. The Bear River District like much of the state and country are in the midst of a cultural, ethnic and racial transformation.

## Income & Poverty

During the 1990's, Utah's median household income increased significantly faster than the rest of the nation, 15.5% compared to 4%. However, incomes in the Bear River District did not increase as rapidly as Utah. The median household income for Cache County increased 9.7% from \$36,207 to \$39,730 while median household income in Rich County rose 18.7% from \$33,508 to \$39,766. In comparison, median incomes in Box Elder County actually declined 0.7% over the same period from \$44,966 to \$44,630, mostly due to a drop in manufacturing jobs. Despite the decline however, median incomes in Box Elder County is still higher than either Cache or Rich Counties (Data from GOPB Census Brief: Income and Poverty in Utah, April 2003, Table 27)

Poverty is an official designation given to those individuals and families of exceptionally low income. The threshold to determine poverty status is the same nation-wide, in comparison to CDBG low and moderate income designation, which are based on the median income for any given location. Poverty status is determined by comparing the income of all individuals in a household to a sliding scale based on the size of the household. For example, a family of two is impoverished if their combined 2000 income was below \$11,237, while the poverty threshold for a family of six is \$23,528.

1990 - 2000 Absolute Percent Change			
Region	% of Persons Below 50% Poverty Level	% of Persons Below 120% Poverty Level	% of Persons Below 200% Poverty Level
Box Elder County	-0.5%	1.4%	-1.7%
Cache County	0.4%	-1.4%	-3.3%
Rich County	1.6%	-9.6%	-4.5%
State of Utah	-0.7%	-3.2%	-6.9%
Data from Table 75 in "Income and Poverty in Utah", Governor's Office of Planning and Budget Demographic and Economic Analysis, April 2003.			

**Table 4.** Poverty Levels in the Bear River District

According to the U.S. Census Bureau, the Bear River District showed mixed improvements in poverty levels from 1990 to 2000. Over the last decade the absolute numbers of impoverished families has increased in both Box Elder and Cache counties, 22.7% and 22.0% respectively. However, the percentage of impoverished families compared to the total number of families in each county has held steady at about 7% for Box Elder County and 13% for Cache County. Poverty rates in Rich County are lower in both measures; 29% fewer number of impoverished families and the overall rate was reduced from 11.4% to 6.5%.

### **Homelessness**

Homelessness in the Bear River District, has many faces, as it does throughout the nation. Many live in buildings or units that lack basic standard facilities (for example, garages, barns, vacant or condemned building and cars). Some are recently displaced from their permanent residence due to a change in their financial situation. Some are employed but unable to make ends meet. Some live on the street, in motor vehicles and in tents. Some are forced out of temporary situations where they were doubling-up with others.

A great number of homeless are single mothers that are in transition to self-sufficiency as a result of an abusive relationship. Domestic abuse shelters located in the region are able to provide emergency shelter for only 30 days. The lack of transitional housing resources for individuals and families in abusive situations unfortunately has resulted in victims returning to the unsafe, abusive home.

Most families are homeless because of some life event or transitional situation (divorce, loss of job, illness etc). They find themselves at a point where they are unable to afford the high cost of housing while working themselves back to self-sufficiency.

A large percentage of the homeless clients come from the street, particularly in summer months. As previously stated, single mothers that are victims of domestic abuse constitute a considerable need. These are victims of abuse that have been in the emergency shelter for the full month allowed and have not yet been able to secure viable housing for various reasons. Most of the homeless need arises from families and individuals that are rooted in a particular community of one of the three counties. The region sees minimal numbers of homeless families that have moved into the region from somewhere else.

A recent "point-in-time" count of homeless individuals and families, found that there were 5 individuals and 5 families that were homeless on any particular day in the Bear River Region.

BRAG manages two housing authorities in the region (Logan City and Bear River Regional). Between the two Housing Authorities, the region has available 566 rental assistance slots (HUD Housing Choice Vouchers) that can help subsidize some or most of a household's rent (depending on circumstances). Currently this program has a 1 ½ year waiting list to be

considered for services. In many cases, homeless families and individuals receive priority ranking consideration on the waiting list.

The Bear River Region does not have a traditional homeless shelter. Through the HUD Continuum of Care Program, BRAG is able to help pay some or all of the rent for homeless individuals and families. How many families can be served with this funding depends on the financial circumstances of the client's household. Last year BRAG served eight households.

The Bear River Region has 13 units that can accommodate homeless families impacted by domestic violence. In addition, Bear River Mental Health can accommodate 12 individuals in their transitional housing facility in Brigham City.

## **HOUSING ASSESSMENT: Providing Decent, Safe, and Affordable Housing**

Affordable housing is a critical foundation to economic self-sufficiency. Federal guidelines state that to be considered affordable, housing (both rental and ownership) should cost no more than 30 percent of a household's income, including utilities. Households who spend more than this are at financial risk; they are less likely to set aside money for emergencies, long-term savings, and for retirement. Over 14 million American families spend more than half of their income on housing (Menino, 2002). The effects of this are felt in numerous ways, including homelessness, increased bankruptcy filings, and foreclosure rates. Utah leads the nation in bankruptcy rates, with one of every thirty-six households filing for bankruptcy as compared to a national rate of one filing per seventy-three households (American Bankruptcy Institute, March 2004). Utah is also fourth in the nation in foreclosure rates; 2.03 % versus a national rate of 1.23 %.

Affordable rental housing is an important step in creating stable households. Access to subsidized rental units or Section 8 vouchers provide necessary assistance to very low and low-income households. For instance, the maximum affordable monthly housing cost for a family making 30 % of Cache County's area median income is \$370, while HUD's Fair Market Rent (FMR) for a two-bedroom unit is \$575. The situation is even harder for an individual with a disability. An 881 recipient receiving \$545 a month can afford a monthly rental payment of no more than \$164, while the FMR for a one-bedroom unit is \$459 in Cache and \$444 in Box Elder County.

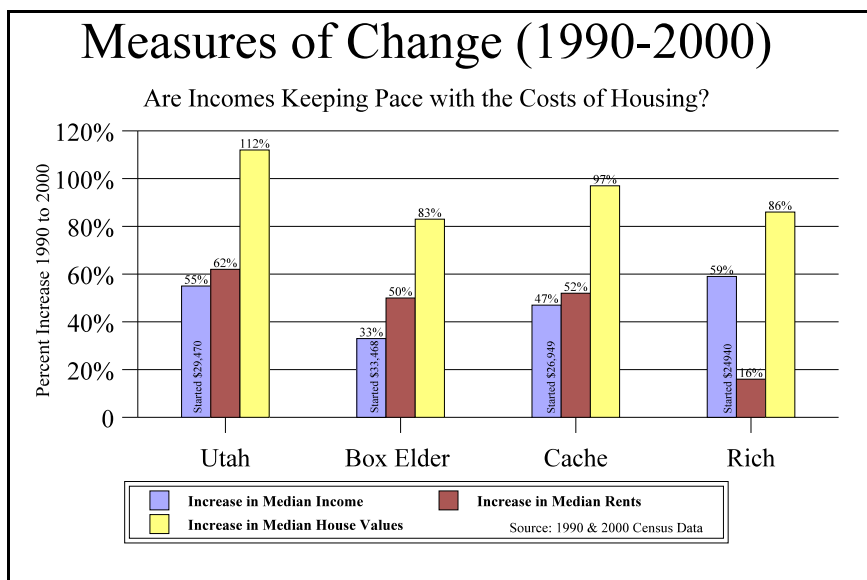
Affordable homeownership opportunities are also critical. Home ownership has a positive impact on communities, households, and the economy. Research has shown that people who live in owner-occupied housing create stable home environments; children of homeowners are "less likely to become involved in the justice system, drop out of school or have children out of wedlock" (Collins & Dylla, 2002, page 1). Home ownership is positively correlated with voting, belonging to community organizations, and improved home maintenance. The effects of homeownership are also far reaching; children of homeowners are more likely to become homeowners themselves within ten years after moving from their parents' homes than are children of renters. These children are also more likely to graduate from high school and college. Of particular importance is the opportunity homeownership provides for building equity. Home

owners under age 65 with incomes at or below 80 % of the area median income have a median of \$57,000 in net wealth, while renters in the same income group have a median net wealth of \$4,930 (Collins & Dylla, 2002). Home ownership creates economic benefits from property taxes and money spent on home maintenance/repairs, as well as providing stable housing for employees.

Everyone, regardless of their income, should have the opportunity to live in decent housing. However, according to the National Housing Conference (2002), one of every seven families has a critical housing need. "In this, the richest nation in the world, the lack of decent, affordable housing for all is indefensible and our nation's long term growth and prosperity are undermined due to the lack of decent affordable housing. Important gaps in the achievement of homeownership still remain for many including working families, low-income families, minorities, women-headed households, urban dwellers and young families. The nation has a unique opportunity to make an impact on affordable housing by addressing the issue of growing housing need and adopting a series of policies to increase affordable homeownership opportunities" (National Housing Conference, pp. ii - ix, 2002).

### Housing Affordability Gap

Compared to many of the "hyper-inflated" housing markets in parts of state of Utah and inter-mountain west, the BRAG region's housing costs are very reasonable and mostly stable. Incidentally, recent reports show Utah has one of the lowest housing appreciation rates in the nation. The region does not so much have an affordable housing problem as an income problem. Simply put, the rate of increase in incomes have not kept pace with the rate of increase in



**Figure 5.** Increase in rents and house values compared to increases in incomes

housing costs (see Figure 6 previous page). The result of this disparity is twofold; first, renters and homeowners are paying an increasing portion of their household income toward housing related costs, and second, more families are being priced out of home-ownership.

In 2000, of household that either pay rent or own a home with a mortgage, 28% payed in excess of 30% of their gross income (HUD threshold) toward housing related cost in Box Elder County (up from 13% in 1990). Perhaps somewhat skewed by the large university student population, 33% (up from 26% in 1990) of the same types of households in Cache County exceeded the 30% threshold. In Rich County this number was 28% (up from 22% in 1990).

These numbers are alarming because it represents a large and increasing segment of the population that are living on the margin of financial stability. Families with housing costs in excess of 30% of their gross income are at risk of financial "meltdown" when faced with unexpected medical or other household expenses. Many households are literally one paycheck away from foreclosure, bankruptcy or homelessness.

### **Special Needs Assessment**

Special needs population are defined as those with mental or physical disabilities, victims of domestic abuse, the elderly, those that are chronically ill, terminally ill or those that suffer from HIV/AIDS. Each of these population groups have specific needs in terms of housing and supportive services. Many agencies, organizations, and non-profit groups provide services to one or more of these special needs population. Unfortunately, one of the problems with assessing the adequacy of services targeted to these populations is that there is no definitive source of data for many of these populations.

Individuals with physical disabilities often require special modifications or accessibility considerations for their housing. Based on public input from individuals with physical disabilities and groups the represent them, availability of accessible and affordable housing is a significant problem in the region. Housing market conditions do not seem to currently favor the construction of accessible and affordable rental or owner occupied housing units. A recent search of the homes for sale on the "Multiple Listing Service" for the BRAG region found only two homes priced under \$170,000 that were marketed as "wheelchair accessible". Of the housing units that are built to be accessible, most of them were constructed with participation from a public funding source.

The private housing market has responded to provide housing choice to the aged population in the region. Unfortunately, much of the elderly housing that has been constructed in recent years is targeted to higher income seniors.

### **Housing Quality Assessment**

In early summer 2004 a "windshield" (drive by) housing quality survey was conducted for the BRAG area (excluding Logan City due to its CDBG entitlement status). The survey was conducted by driving down every street with residential housing to assess the quality and quantity of the housing stock. For this study the number of single family residential buildings were

recorded. The original intent was to also evaluate multi-family units, however the impracticality of this soon became evident (given a constrained time frame and limited staffing). Determining multifamily housing quality would have required the survey taker to stop the car and walk around the larger multifamily complexes to count units and evaluate their quality. This simply would have taken too long. This also was a cost-benefit decision since very little public funding is available to rehabilitate rental units.

During the windshield survey, survey takers quickly evaluated whether the structures were acceptable, deteriorated, or dilapidated and recorded the observations. Acceptable housing shows no obvious signs of problems with the roof, walls, or windows. Deteriorated housing can be thought of as the typical "fixer-upper", it may need to be painted or need a new roof, but there are no obvious structural problems. Dilapidated housing consists of those structures with significant structural problems (broken walls crumbling foundation, or collapsed roof) and should be uninhabited (See Appendix B for Windshield Survey Standards). The results of the survey are summarized as follows:

Community	Box Elder County Housing Quality Survey Results						
	Single Family Housing					Multifamily & Group Homes	
	# of Acceptable or New Units*	# of Deteriorated Units	% Deteriorated	# of Dilapidated Units	% Dilapidated	# of Multi-family Dwelling Units**	# of Special Needs Units ***
Bear River City	221	17	7.7%	2	0.9%	0	0
Brigham City	4,326	222	5.1%	10	0.2%	1,167	327
Corinne City	191	20	10.5%	4	2.1%	2	0
Deweyville	85	19	22.4%	7	8.2%	0	0
Elwood	192	6	3.1%	1	0.5%	0	0
Fielding	124	10	8.0%	4	3.2%	5	0
Garland	541	39	7.2%	3	0.5%	49	0
Honeyville City	350	27	7.7%	2	0.5%	5	0
Howell City	53	23	43.5%	2	3.8%	0	0
Mantua Town	226	8	3.5%	1	0.4%	0	0
Perry City	813	14	1.7%	1	0.1%	35	0
Plymouth	111	8	7.1%	1	0.9%	0	0
Portage	74	7	9.5%	2	2.7%	0	0
Snowville Town	45	20	44.0%	1	2.2%	6	0
Tremonton	1,837	72	3.9%	5	0.2%	0	32
Willard City	499	28	5.6%	5	1.0%	10	0
Unincorp	2,768	37	1.3%	1	0.0%	27	0
<b>TOTALS</b>	<b>12,456</b>	<b>577</b>	<b>5%</b>	<b>52</b>	<b>0.42%</b>	<b>1,306</b>	<b>359</b>
*Derived from subtracting "deteriorated" and "delapidate" from total single family unit count of Census 2000 **Census 2000 multifamily housing count. ***Inventory completed by BRAG staff calling known "special needs" housing entities.							



## **COMMUNITY DEVELOPMENT: Creating Suitable Living Environments**

### **Infrastructure and Capital Improvements**

One of the main purposes of local government is to provide for the health, welfare and safety of individuals within the jurisdiction of that government. To this end, government provides basic services such as clean drinking water, collection of garbage, sewer and the upkeep of roads. To pay for these tasks, government often charge fees for its services and also levies taxes. Most municipalities have the right to generate income from taxes on property, sales and sometimes franchises within its jurisdiction. It is from these taxes that municipalities operate and also fund the most expensive projects like building or upgrading infrastructure systems. Sewer systems, culinary water supply and delivery and roads are all very expensive.

Despite the cost of these capital improvements, they are necessary to some extent in every municipality within the Bear River District. However, some places have an inherent difficulty in funding projects based on modest populations and tax bases. In 2003, property, sales and franchise tax revenues for the 38 municipalities ranged from \$12,000 in Howell to \$3.6 million in Brigham City. 15 cities and towns had tax revenues below \$100,000. Eight towns even had tax revenue under \$50,000.

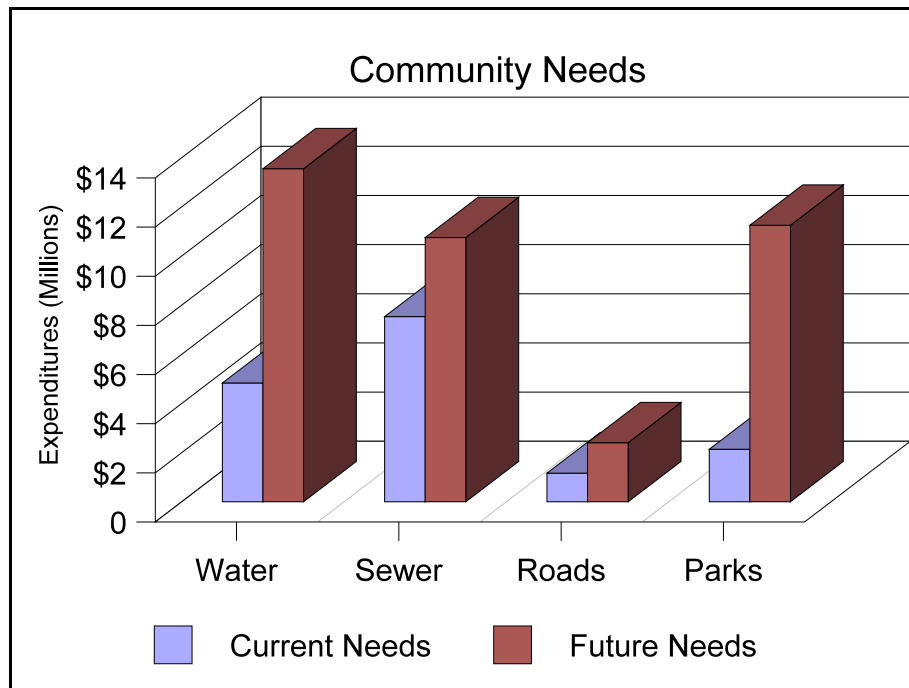
Capital improvements are a necessary part of government function, especially in the face of a growing population. As the population grows, so does the demand placed on the existing service systems and the need for upgrades. A recent survey given to all Mayors in the District determined that the largest needs of their communities were related to the construction or upgrade of their capital infrastructure. In fact, of the 23 respondents, 19 had needs for infrastructure in the current year and 20 have additional needs withing the next five years. The estimated costs for these improvements are significant, as can be seen in Figure 7. Sewer projects are currently the largest need at \$7.5 million, but the need for water improvements will increase over the next few years, costing an estimated \$12.7 million to complete. Future needs for both sewer and park project will require an additional \$22 million by 2009.

To help pay for these improvements, nearly every jurisdiction expressed interested in applying for outside grants and/or loans. One of these grants, the Community Development Block Grant (CDBG) is administered by BRAG. This grant is to help pay for infrastructure to be used by low to moderate income families. The CDBG grant has been used primarily for these kinds of projects in the past and will continue to be used in the future.

### **Planning**

Within the Bear River District local governments are quite diverse in terms of their ability to provide planning services to their populations. In the smaller towns, low operating budgets make it difficult to deal with current needs, and nearly impossible to prepare for future needs. These towns tend to rely on volunteers or part-time employees to perform administrative functions, they do not have professional staff and planners that larger cities use to address these needs in advance. Government leaders and councils must focus on immediate tasks or operate in a reactionary manner to these needs.





**Figure 6.** District-wide needs as described in Mayors survey.

Included in protecting citizen health, safety and welfare is the preparation of Zoning Ordinances. These ordinances prescribe the location of typical municipal activities, such as residential housing, commercial or industrial areas that occur within city boundaries. Zoning Ordinances are usually prepared within the parameters set forth in the General Plan which describes broad community goals for its future. In other words, the General Plan describes what citizens would like the community to look like and the Zoning Ordinance created the political mechanism to implement that plan. Both of these, the General Plan and the Zoning Ordinance are preformed by city administration with the power of the planning and zoning commissions. However, under budget and staff constraints, these two documents are not always prepared or updated with the professional staff that they should be.

Based on the Mayor Survey, most jurisdictions have indicated that they have updated or rewritten some part of their General Plan or Zoning Ordinances within the last five years. However, half of the small municipalities also state they would be interested in assistance drafting or updating their general plans. One jurisdiction is already using the help of Envision Utah to rewrite their documents. Brag currently has staff with the capabilities to contribute to the planning programs of the remaining municipalities.

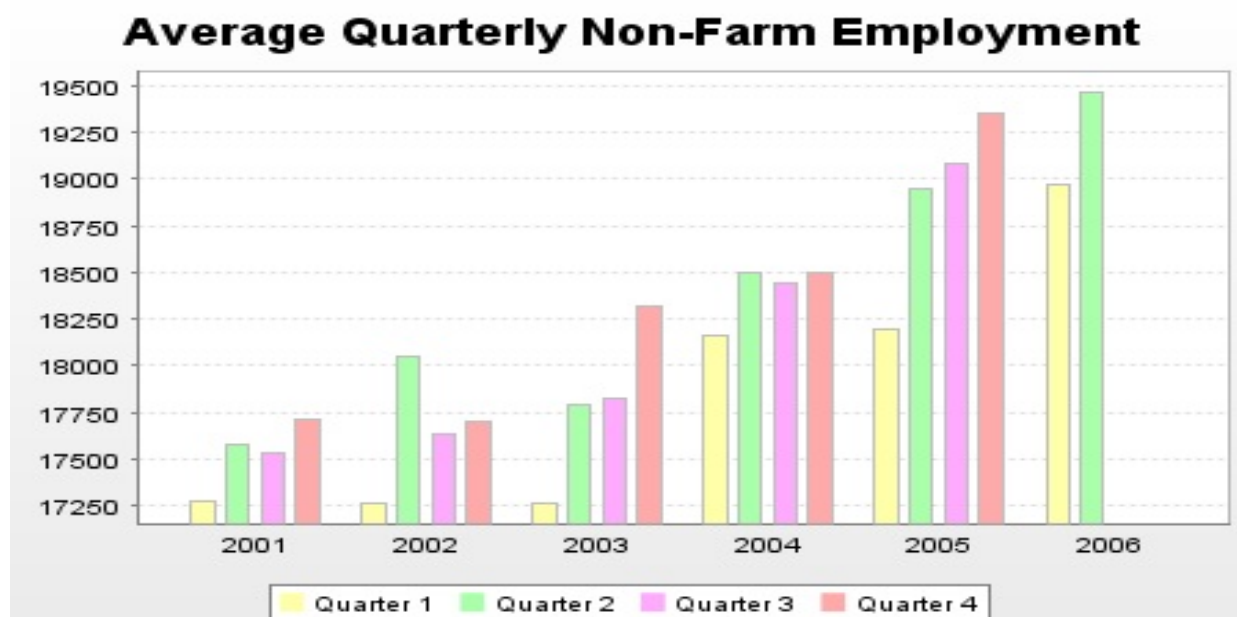
## ECONOMIC DEVELOPMENT: Creating Economic Opportunities

### Labor Force, Income and Recent Economic Activity

In general, the Bear River District is experiencing a vibrant economy with population growth, job growth, and low unemployment rates. With the increase in job opportunities, however, many employers fear that they may not be able to retain employees or attract trained workers as they plan for expansion. BRAG's labor force is well educated and for a large part underpaid. Competition for employees may lead to increases in wages.

### Box Elder County

Historically, the best opportunity for employment in Box Elder County has been in the manufacturing sector where typically 70% of total wages are paid to 51% of the work force. But the recession that began in 2001, resulted in a three year decrease in both the number of workers in the labor force and those actually employed. The civilian labor force increased by 3.6% from 2001 to 2002 whereas employment opportunities increased by only 0.8%. By second quarter of 2006, however the labor force increased to 25,987 and 25,350 were employed. The unemployment rate in the county in 2000 was 4.5 percent, significantly higher than the state rate of 3.2 %, and it climbed to 5.4% in July 2004, but it has now gone all the way down to 2.5% with only 637 persons unemployed. (October 2006)



The prominent manufacturers in Box Elder County provide higher wage rates and per capita incomes than Cache and Rich County. The average annual wage in Box Elder County in 2000 was \$32,808 (compared to the state annual wage of \$28,842) and decreased to \$32,700 in 2002, but went back up again to \$38,484 in 2006. (The monthly wage is \$3,207.) Box Elder County's

per capita income was \$21,007 in 2002 and the forecast for 2005 is \$23,857 (state is \$28,989).<sup>1</sup> Box Elder's average household income is the highest of the three counties at \$47,935 in 2004, compared to the State average of \$53,699. Cache and Rich Counties' average household incomes were \$45,535 and \$40,053, respectively.

Agriculture and manufacturing dominate Box Elder's economy. Over 43 percent of the land is under agricultural production, either for crops or livestock. Manufacturing accounts for 40 percent of total nonagricultural employment. Prominent manufacturing includes space technology, motor vehicle parts, iron and steel products, and furniture. The county will continue to feel the pressure of urban Utah as growth advances north. Traditional farm land will be transformed into more and more residential and commercial uses.

Building activity improved dramatically in the first quarter of 2006 compared to the same period in 2005. New dwelling permits jumped from 84 to 179. Total valuation increased 128 percent from \$11.6 million to \$29.0 million.

The Agribusiness Park in Corinne now boasts 12 businesses, with room for two more. The businesses that are currently located in the park expect total employment to be over 250 within the next 5 years.

West Liberty Foods plant is coming to Tremonton. The new plant is expected to employ about 200 and may eventually hire up to 500.

Nucor Corp. said it will build a new \$27-million plant in Brigham City to produce metal building systems and components. The plant is expected to begin operations by the first quarter of 2008 and employ more than 200 people. Nucor plans to attract a young workforce as they graduate from high school and Bridgerland Applied Technology Center.

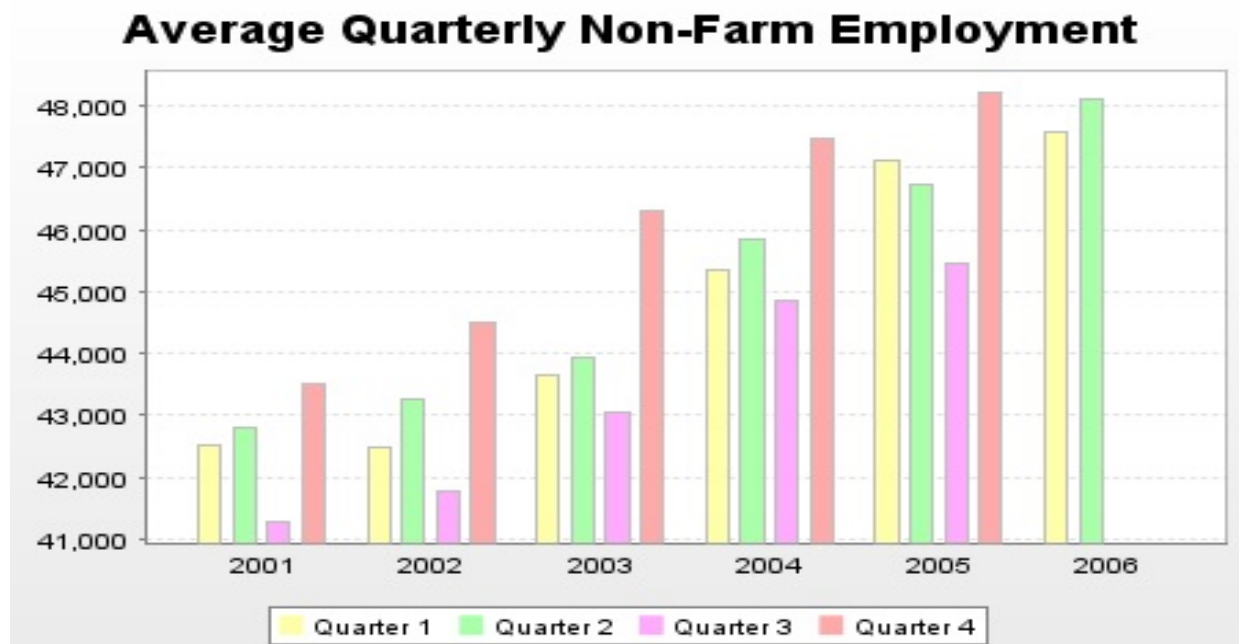
Brigham City and Box Elder County are actively pursuing funding from the Economic Development Administration and the State for the USU Brigham City Business Innovation Center that will fit into a regional and state network of Business Resource Centers. The Brigham City Center will specialize in composite and aerospace technologies, will have conference and meeting facilities, and will have an additional 30,000 square feet of space to lease. It will provide business incubation and outreach assistance to existing businesses. Because of the excellent broadband availability, it will be able to link to the USU Internet network and can provide virtual incubation (EdNet, teleconferencing, distance learning) In addition the studio to be established at this center will be used for producing and reformatting educational content for distance learning programs.

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<sup>1</sup>(U.S. Census definition: per capita income is the mean income computed for every man, woman, and child in a geographic area. It is derived by dividing the total income of all people 15 years old and over in a geographic area by the total population in that area. Note -- income is not collected for people under 15 years old even though those people are included in the denominator of per capita income.)

### Cache County

The three largest employment sectors in Cache County are educational, health and social services, while manufacturing and retail trade are also large contributors. Cache County historically has been driven by production, processing, and distribution of agricultural products. Because of this, it has a substantial dairy and meat products industry. Utah State University is an economic bulwark of the area, employing about 6,000. USU's research activity has spawned many companies that have added jobs. Job growth is still positive with gains in service producing sectors making up for losses in manufacturing. Expanding population continues to generate construction activity. Cache County's economic base remains strong and is improving at a steady pace.



Cache County has the lowest unemployment rate in the tri-county area and one of the lowest in the State. Joblessness dropped significantly from 3.5% in June 2005 to 2.4 % June 2006. Employment grew by 1.8 percent. In the March year-over comparison nearly 900 new positions were created. Trade and health care added combined 550 jobs. Construction activity enjoyed a healthy 160 job increase. Dwelling permits were up about 40 percent and the total valuation increased 91 percent, from \$15.3 million to \$48.7 million. Most of the added value was residential building, which accounted for \$24 million of the \$48.7 million total.

Cache County's economy is more diverse than Box Elder's and was not hit as hard by the recession. Jobs increased from 40,238 in 1998 to 42,537 in 2001 (5.4%) and 48,094 in June 2006 (56,045 in October 2006). Cache County's labor force grew from 43,136 in 1998 to 46,601 in 2001 (7.44%) and to 57,201 in October 2006. As of October only 1,156 are unemployed for an unemployment rate of 2.0. ([www.jobs.utah.gov](http://www.jobs.utah.gov))

Monthly wages went up to \$2,139 in June 2006. Still lower than Box Elder County (\$3,207) and the State (\$2,799). Other economic factors that are lower than Box Elder and the state are average household income (\$45,535 for Cache, \$47,935 for Box Elder County and \$53,699 for the state) and per capita income (\$23,526 for Cache and \$23,857 and \$27,353 for Box Elder and Rich Counties respectively. The State per capita income is \$28,089. These are all indicators of underemployment as discussed below.

In recognition of the fact that Utah State University employs a large number of faculty and administration with bachelors and graduate degrees, it is still valid to point out that Cache County has the highest percentage of population holding bachelors degrees at 31.9%. Box Elder and Rich's college graduates make up 19.5% and 22% of their county populations. With the highest education level, lowest per capita and median household income, lowest unemployment rate and low annual wage, it is easy to make the argument that there is a situation of underemployment in Cache County.

To address Cache County's underemployment issue a phone survey was conducted by Utah State University in 2000. Over a quarter of the residents in the sample reported they were underemployed. Less than half indicated they were underemployed by choice. Underemployed workers described that they had many of these characteristics: they were self employed; they worked for more than one business; they had few or no health, dental, or retirement benefits; they had fewer promotion opportunities; they had fewer advancement opportunities in their field of work; they held jobs requiring vocational, highschool, or less than a high school education. More than three quarters of the respondents reported "higher education" or "professional degrees." 40 % of working respondents stated that they were working in a job that requires less education than what they possessed. (Cache County Underemployment Telephone Survey 2000, prepared by Utah State University Extension, community resource Development, Stanley M. Guy, David L. Rogers, for Logan City Economic Development Department, Cache Chamber of Commerce, and Bear River Association of Governments)

State Division of Work Force Services case managers indicate that many "residents are looking for higher paying positions while they work at lower paying jobs". Where Cache County has one of the state's most diverse economies, lowest unemployment rates, and large student population the competition for jobs is very high.

A former home improvement center in North Logan is now the workplace for nearly 500 trained people in telecommunications customer service. Qwest Communications International Inc. had its grand opening less than six months after the company announced the center would be placed at the former Anderson Lumber store.

Bridgerland Applied Technology Center and USU Innovation Campus are discussing opportunities for developing business resource and incubation facilities and staff to provide relevant assistance to startup and expanding businesses. This would be a vital component in the regional and state Business Resource Center network.

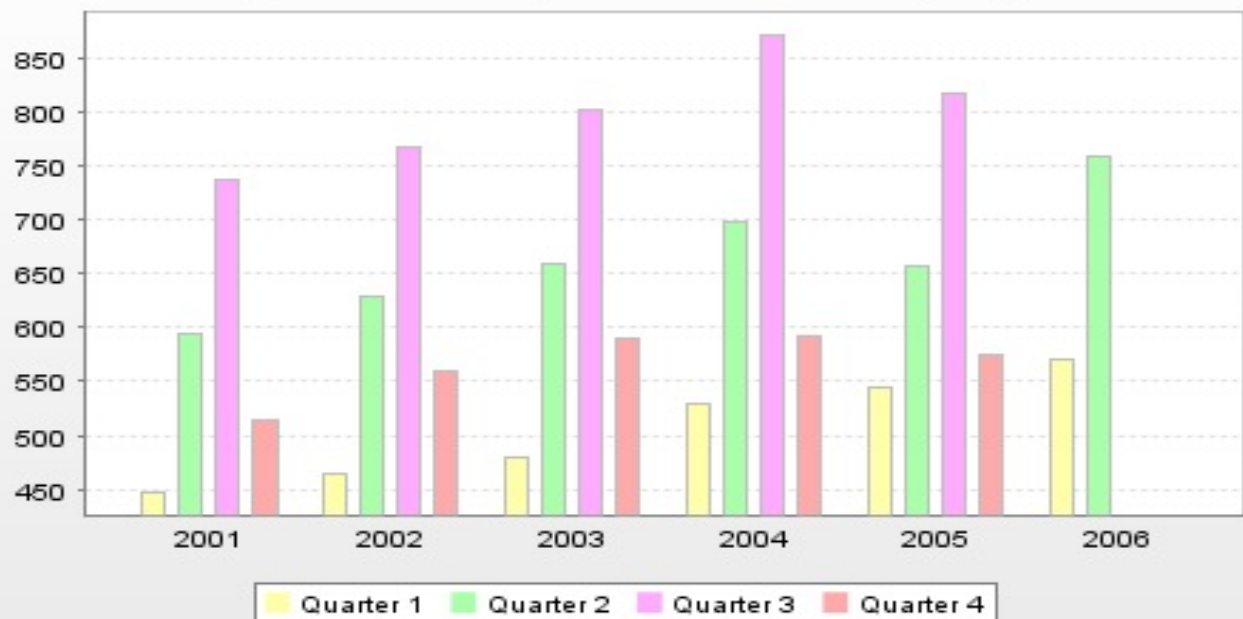
## Rich County

Livestock grazing and the related feed crops are an important component of Rich County's economy. In the Bear Lake area tourism is the important sector. In fact, one in five jobs in the county is in the hospitality industry. Government is also a strong employer contributing one-third of total jobs. Although a relatively small part of the Utah economy, this corner of the state provides an important place for food production and recreation.

Rich County has the lowest wage rate among Utah's 29 counties. In 2000, the average annual wage was \$15,564; 54 % of the state average of \$28,812 (BRAG Consolidated Plan, 2002). The monthly wage rate for the second quarter of 2006 was \$1,728 compared to \$3,207 and \$2,139 in Box Elder and Cache Counties. Other income measures show similar results; median family, household, and per capita income are all significantly lower than state averages. Per capita income is \$27,353 in 2006 compared to \$23,112 in 2002. Average household income was \$40,053 in 2004. In 1999, 11.3 % of the county population lived below the poverty rate, as compared to a statewide rate of 9.2 %.

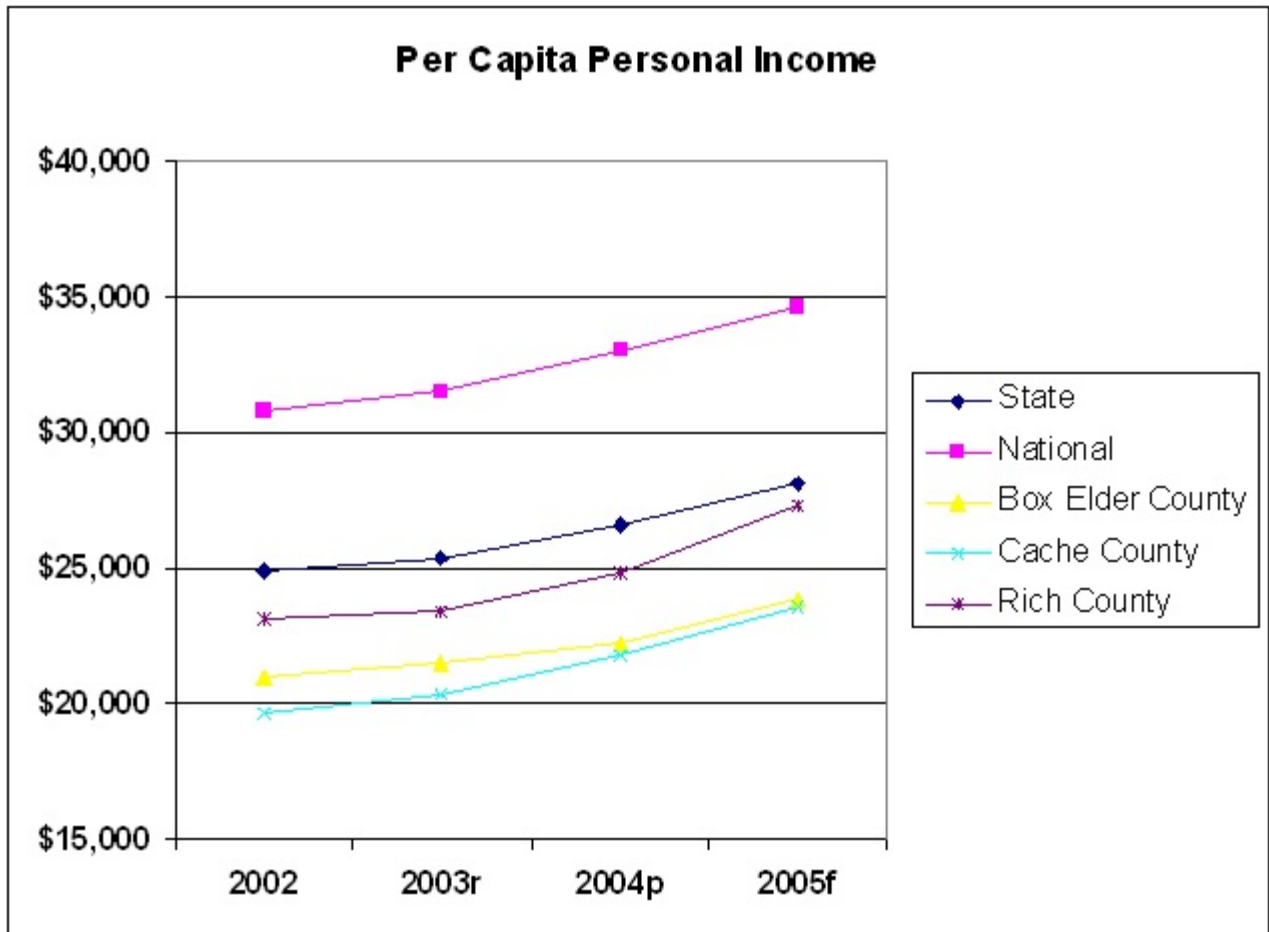
The county's unemployment rate is one of the lowest in the state. The rate was reported in at just 2 percent for September of 2006. Job growth between June 2005 and June 2006 was a very high 16.4 percent. In the year-over period some 125 new jobs were added to payrolls of Rich County employers. Well over half of the increase was in the accommodations and food service industry. Thirty new jobs were created in the real estate sector. While the employment side of the economic indicators showed real positive growth, spending was down, but only by about 2 percent, during the second quarter. The number of new dwelling permits was down by about nine percent but the total valuation of construction permitting rose by 80 percent as new resorts and hotels were being built. Virtually all of indicators revealed a very positive economy in Rich County.

## Average Quarterly Non-Farm Employment



Of the three counties Rich County has the largest elderly population with 14.1%. The percentage of Box Elder and Cache Counties populations who are 65 years and older are 10.4% and 7.2% respectively. Thus, only 61.4% of persons over the age of 16 are considered to be in the work force according to the 2000 Census.

Tracking per capita income changes shows that Rich County has traditionally lagged behind the state average, but is higher than the other two counties in the region. This is likely due to an

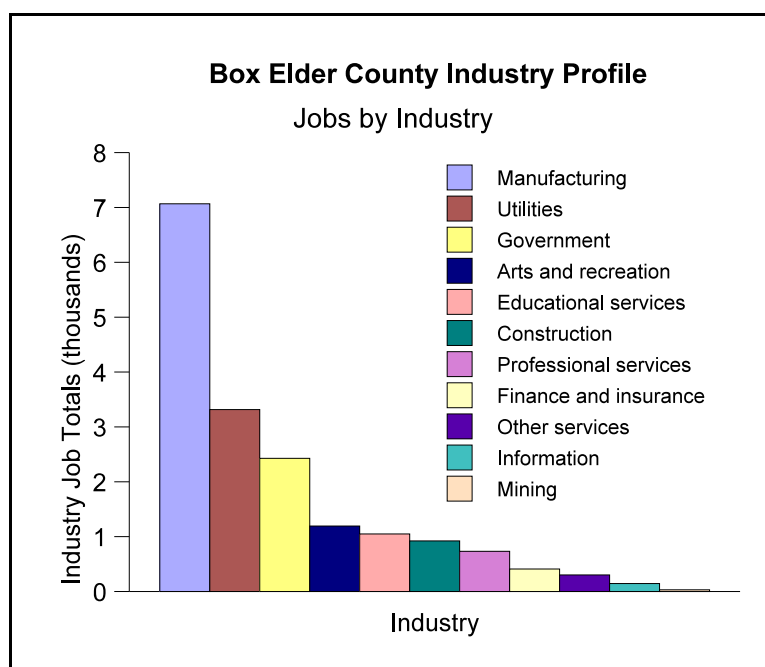


older population base, a smaller total population, and lack of USU students who earn lower incomes in Cache County.

60 % of the 2001 nonagricultural employment in the Garden City/Laketown area was in the service and trade industries. The service sector saw the greatest increase in employment from 1990 to 2001, adding an additional 112 employees. Employees in the service industry have an estimated average annual income of \$10,488; 36 % of the state's average income. Trade employees have an estimated average annual wage slightly lower than the service industry at \$10,428. Thus, the extremely low wages in Rich County, particularly in the expanding trade and service sectors, imply a strong need for affordable housing (BRAG Consolidated **Plan, 2002**).

### Local Economies and Economic Trends (This section has not been updated)

Although Box Elder, Cache and Rich Counties had their economic beginnings in agriculture and livestock production, all county economies have diversified by varying degrees. Agriculture still



**Figure 10.** Employment Profile for Box Elder County

plays a large part in the regional economy, and while Box Elder County is considered the bread basket of the State, producing more than half of all the bushels of wheat produced in Utah, Cache County is consistently in the top three counties for cash receipts from agricultural production.

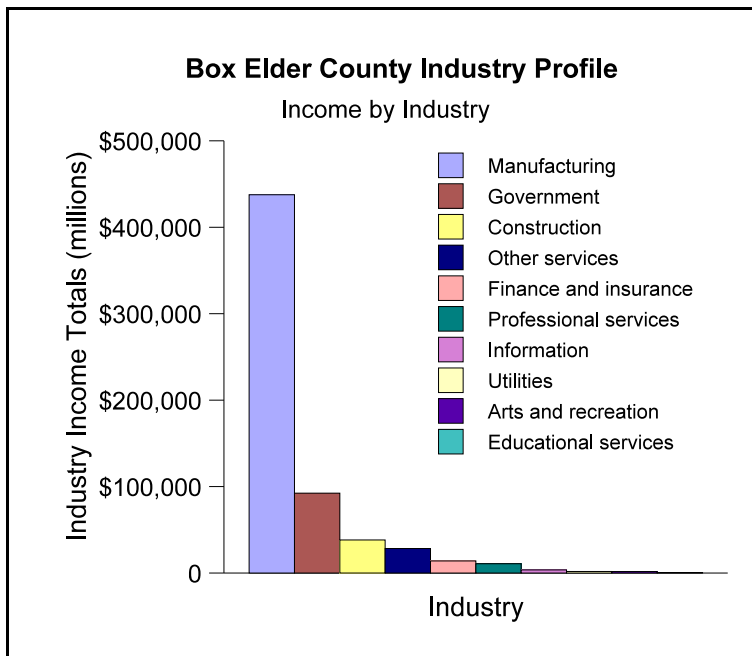
#### Box Elder County

Agriculture and manufacturing dominate Box Elder's economy. Over 43 % of the land is in agricultural production, either for crops or livestock. Manufacturing accounts for 40 % of total nonagricultural employment. Prominent manufacturing includes space technology, motor vehicle parts, iron and steel products, and furniture. As the county continues to feel the pressure of urban growth from the Wasatch Front, traditional farm land will be converted to more and more residential and commercial uses.

Even though employment opportunities are shifting from agriculture, agriculture is still a strong part of the county's economy. In addition to being the largest wheat producer, Box Elder County produces more cattle, sheep, and lambs than any other county in the State. Cash receipts from farming totaled more than \$109 million in 2001.

In recognition of the importance of agriculture to the local economy Box Elder County has established an agri-business industrial park where they hope to attract businesses that will compliment the existing agricultural businesses in the county.





**Figure 11.** Industry Profile for Box Elder County

Box Elder County's job count increased by 400, or 2.5% from fourth quarter 2002 to fourth quarter 2003. Fourth quarter 2003 also saw the unemployment rate go down from third quarter 2003 and has continued to go down through summer of 2004 to the low 5 percent range. During the last quarter of 2003, about 440 new jobs were created and employment averaged 18,150, up 2.5 percent from the same period last year. Both the goods-producing and service-producing industry sectors registered positive job gains. In the goods-producing sectors about 120 new jobs were added. More than half of these were construction workers. New jobs occurred in the service-producing industries of retail trade (220) and transportation (220). The industry sector for the management of companies actually lost 300 jobs as businesses relocated out of the county. Healthcare increase by 50 positions and the government (mostly local government) added barely 30 jobs to the total. With this overall job growth it is important to note that 480 jobs were lost in the higher paying professional and business service sectors.

Box Elder County's economy and job market are expected to continue to improve. Other economic indicators, sales and construction, have both improved significantly over 2002. Construction valuation (mostly in non-residential) went up 95%, most which can be attributed to the Malt-O-Meal plant in Tremonton. And compared to fourth quarter 2002, gross taxable sales were up nearly 7 % in fourth quarter 2003.

## Cache County

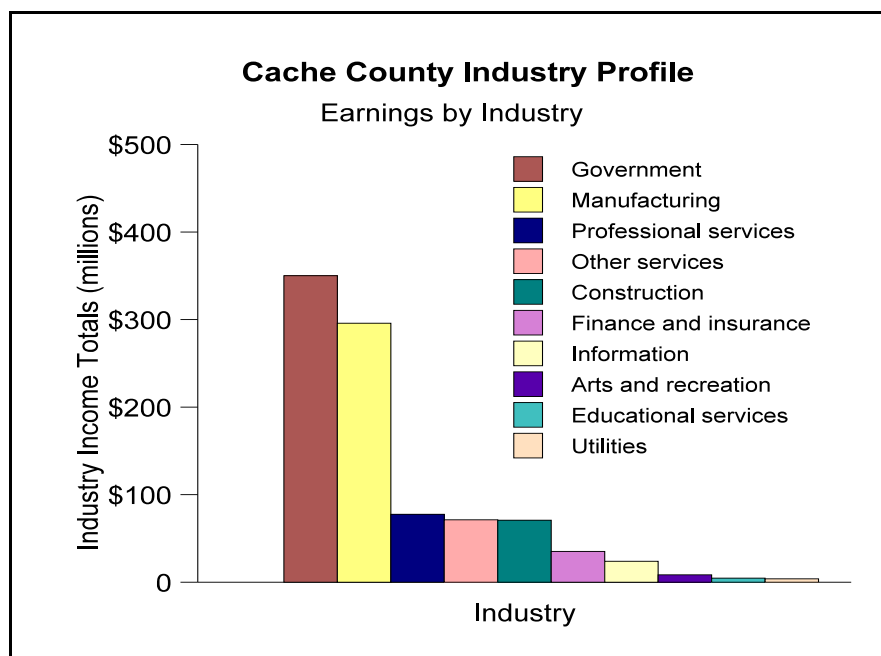
Cache County's economy is historically rooted in agriculture and employment generated by Utah State University, which is still the largest employer. Within the last thirty years the county's economy has been further diversified mostly through "homegrown" entrepreneurial endeavors.

Food processing industries, light manufacturing, construction, commercial establishments, and governmental and educational institutions make up this diversified economy. Major employers typically retain 40 to 300 employees. Additionally, there are many small businesses throughout the valley providing employment opportunities. Despite economic growth, Cache County's workforce suffers from low wages, underemployment, and a high cost of living.

Cache County leads the state in the production of milk cows and is second to Box Elder County in wheat production. Cache is second to Millard County in the amount of land devoted to growing alfalfa. (For bibliography: 2003 Utah Agricultural Statistics and Utah Department of Agriculture and Food Annual Report.)

The agriculture sector generates the greatest share of output in Cache County's economy. In 1999 that proportion was 26 percent of the county's economy. Agricultural employment in Cache County has remained relatively stable, now comprising 9% of total county employment. Shifts in the agricultural industry employment include increases in labor applied to crop production and dairy processing jobs.

Although production expenses have declined relative to gross farm income, most farms still have cash receipts under \$10,000, and increasingly supplement their farm income with other sources. The food processing industry as a whole provides 80% of wage income (employee



**Figure 13.** Industry Profile for Cache County

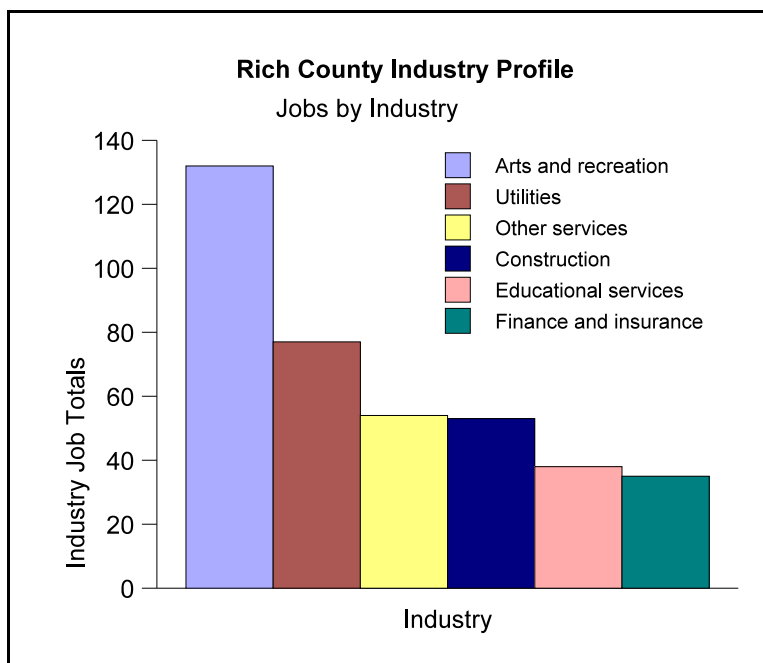
compensation) in the county's agricultural sector. The value of farm production increased by 17% to \$131.5 million in the 1990s, while the value of food processing output increased by 5% to \$1 billion.

Cache County agriculture sector multipliers indicate that agriculture generates more in additional output, in value-added and employment than other Cache County industries. (For bibliography: A Profile of the Agricultural Industry of Cache County, Utah, November 2002, prepared by American Farmland Trust )

Cache County's improving economy was evidenced by job growth three times higher than the state in the fourth quarter of 2003. The unemployment rate remains well below the state average. Of the new jobs created, 500 were in the goods-producing sector: 400 in manufacturing; and 100 in construction; service producing industry sector new jobs tallied 1,270 consisting primarily of 700 new jobs in the professional and business services industry. Health care added 290 new jobs, a growth rate of over 8 % from 2002 to 2003. Construction activity and sales were up from 2002 to 2003, where construction nearly doubled and sales increased by 5%.

### Rich County

In Rich County, the construction of recreational homes has increased significantly in Garden City and there are hopes of establishing the area around Bear Lake as a major tourist and vacation area. Employment remains largely restricted to tourism, ranching, and opportunities available in Cache County, southern Idaho, and the areas surrounding Kemmerer and Evanston, Wyoming.



**Figure 14.** Employment Profile for Rich County

Bear Lake's recreational uses have also provided employment in real estate and construction trades.

Rich County has 658,039 acres of land; 523,744 acres in farms, of which 60 % are full-time farms. Three-quarters of Rich County's land is used for grazing.

As with Box Elder and Cache, Rich County has experienced employment growth, increased construction, an increase in gross taxable sales, and a declining unemployment rate. Most jobs are concentrated in the recreation, accommodation and food service industries (see Figure 16). Over a third of total employment is in the government sector, primarily in local government. From 2002 to 2003 jobs increased in education and health services and retail trade and decreased in the hospitality industry and government.

## **Local Economic Development Initiatives**

State and national experience shows that locally grown companies - the ones that create local jobs and grow local wealth - offer much more economic return than industrial recruitment which has become far more expensive and far less rewarding than in the past. The Bear River region is home to a number of efforts that foster small business start-ups, business expansion and business retention.

In addition to efforts that will help strengthen traditional industries of agriculture and heritage based businesses and tourism that are described herein, the Bear River Region will develop a Comprehensive Economic Development Strategy that will assure the implementation of coordinated services that are relevant to all stages and types of businesses. A regional business resource center with satellite centers that provide specific, complimentary resources may be the tool to deliver to the entrepreneur what is actually needed to assure success. (While Utah ranks 4<sup>th</sup> in the nation in entrepreneurship, it has the 6<sup>th</sup> highest business bankruptcy rate.)

## **Sustain and Grow Existing Businesses and Foster New Business Development**

The regional economic development strategy should be focused on growing and developing businesses that compliment the existing labor force and businesses, provide diversity of products to local consumers and preserve quality of life.

### **Technical Assistance**

The Bear River Association of Governments is partners with the Small Business Development Center, SCORE, US Small Business Administration, and the State Department of Community and Economic Development in providing technical assistance and counseling for existing and start-up businesses. Specifically, BRAG offers one on one counseling for micro-enterprises (typically home based businesses with five or less owner/employees, the majority of whom have family incomes less than 80% of the county median family income), provides business resource referrals, and provides procurement services to assist businesses in securing government, commercial, and international contractors.

### **Financing**

In addition to the above mentioned entities BRAG works with US Department of Agriculture Rural Development and private lenders to satisfy the borrowing requirements of start up and existing businesses. BRAG operates two loan funds for providing business financing. The Revolving Loan Fund provides up to \$100,000 in gap financing to manufacturing businesses that will create new jobs. The Micro-Loan provides up to \$15,000 to help people with moderate incomes become self sufficient through self employment. Qualifying businesses must meet the definition for micro enterprises as described in the preceding paragraph.

### **Regional Business Resource Center**

There is need to establish a Regional Business Resource Center that embraces these three goals:

1. Physical No Wrong Door (1-Stop) Business Center For Entrepreneur & Small Business Help & Direction;
2. Center for Local Entrepreneur and Small Business Education, Networking, &

Development; 3. Promote Local Economies to Collaborate, Plan, & Work More Efficiently as a Team

The Center should employ the following best practices:

- A Physical Location - Easy to Find, Visible, with Plenty of Parking
- Near Higher Education Resources (research, interns, etc.)
- A Number of Service Providers Under One Roof
- Large Conference or Meeting Rooms (classes, networking, etc.)
- Professional Look/Feel (Image to Associate With)
- Incubators/Accelerators
- Connected to Local Funding (angel investors, etc.)
- Connected to Local Mentors
- Tied into Local Economic Development Plans and Strengths
- Run by a Local Board and Lead by a Dynamic (Cheer)Leader

### **Implement Economic Development Tools**

Facilitate business expansion and new business growth through effective utilization of economic development tools that include:

- effective marketing
- identification of available sources of capital
- judicious administration of incentives
- coordinated development of infrastructure
- creation of an adequate, affordable supply of real property in locations consistent with the regional master plan
- Utah's SURE site program

### **Develop Workforce**

Develop education and training programs that will increase the skills of our workforce to help meet the demands of business and industry.

### **Collaborate with USU**

Align regional economic development efforts with Utah State University's Innovation Campus and Technology Commercialization Office to facilitate retention of spin-off businesses and to take full advantage of opportunities such as the State of Utah's U.S.T.A.R. initiative.

### **Establish Core Competencies**

Leverage research and expertise at Utah State University and a well-educated and trained regional workforce, with high standards of excellence, in order to build core commercial competencies in such areas as:

- composite, aerospace and military manufacturing;
- software;
- microbial systems;
- foods and nutrition;
- environmental science and engineering.

Capitalize on the development of other core competencies as opportunities emerge.

### **Smart Sites**

Technology is making new economic development strategies possible for rural Utah and the State of Utah has been proactive in assisting rural regions and communities in creating greater capacity for developing technology based service sectors.

Regional job creation goals should emphasize strong growth industries that pay good wages, such as professional and business services. One tool for accomplishing this is the State's strategy for establishing Smart Sites throughout rural Utah. Box Elder County has four such sites: Northwest Band of Shoshone; Davasi Consulting; WebConnexions; and BessTek. Cache County has one site in North Logan that has created 250 jobs at an average of \$10 an hour and hires mostly college students. Rich County does not have any Smart Sites at this time.

During the Spring of 2006 BRAG completed a regional assessment to determine: capacity of telecommunications providers; characteristics of IT-related entrepreneurs; model profiles for technology-based ecosystems that describe services offered, numbers of employees, training requirements, wage information, contracting experience and services outsourced; training profiles for health information management and other technology based ecosystems. Based on an evaluation of the assessment, BRAG will facilitate the development of a strategy for the establishment of additional Smart Sites in the tri-county area, as appropriate.

### **Telecommunications**

Another tool to assure a competitive edge with the professional and business service industries is UTOPIA. UTOPIA is a consortium of 14 Utah cities engaged in deploying and operating a 100% fiber optic network to every business and household (about 140,000) within its footprint. UTOPIA is a means to get broadband telecommunications services to rural Utah. It will also meet the need for redundancy of such services at competitive prices. Currently, Brigham City, Perry and Tremonton are member cities and are approaching the construction phase.

The Cache Valley Initiative is Cache County's engine for accomplishing telecommunications redundancy in that County, where three fiber optic lines now provide triple redundancy. The west side of the valley is still not served with broad band, however satellite service is available.

## **Initiatives that work toward sustaining traditional industries**

### **Agriculture**

As sited earlier, agriculture plays a major role in the economies of all three counties. Collaborative efforts must be undertaken by producers, farm agencies, Utah State University, elected officials, and county residents to create new opportunities that will enhance farm profitability. An Agriculture Advisory Board has been appointed by the Cache County Council to advise the council and farmers of ways to protect the agricultural land base and of ways to help make farming more profitable. Some of the specific recommendations that have been made by the Agricultural Advisory Board that have application to all three counties are as follows:

Increase the diversity of the region's agricultural economy by working with key agencies to implement programs that provide technical assistance to small farmers to help them develop new

markets and value added commodities and products, develop and implement marketing strategies that develop new markets for local producers including a "Buy Local" program that could include sales to restaurants and specialty food stores, cooperative and direct marketing programs, subscription and community supported agriculture (CSA) farms; and farmers markets.

The above efforts can be supported by educating the public about agriculture's contribution to the local economy and quality of life; working to enhance the opportunities for future farmers by developing an active network of organizations committed to providing programs, services and advocacy for new farmers; and exploring various cooperative arrangements.

### **Heritage Tourism and Heritage Business Development**

Since April of 2000, residents, business interests, non-profit organizations, and governments within Box Elder, Cache and Rich counties in Utah and Oneida, Franklin, Caribou, and Bear Lake Counties in Idaho have been meeting monthly to develop projects that will identify, enhance, and promote the heritage resources within the Bear River Heritage Area. Meetings have been held throughout the Area and have been advertised to the public. The mission of the Bear River Heritage Area is to bring economic benefit to the region through the development of programs that preserve and promote our heritage.

A primary focus of the Bear River Heritage Area is to increase heritage tourism to this region. The Travel Industry Association of America (TIA) has completed national profiles of cultural heritage travelers in 1997, 2001, and in 2003. These studies have consistently shown that cultural heritage travelers stay longer and spend more money than other kinds of travelers.

A guide to the Bear River Heritage Area that highlights heritage lodging, sites, food, experiences, and products has been published and is being distributed through the Salt Lake Convention and Visitors Bureau; state and regional travel councils; at trade shows; and via the Internet. The Bear River Heritage web site allows for the down loading of travel information and the development of travel itineraries. Since statistics show that most of the travelers to northern Utah are from the Wasatch Front, marketing efforts are directed mostly to the Wasatch Front and to California. The majority of people traveling to Utah are from California, Nevada and Idaho. (Utah Division of Travel Development)

The Bear River Heritage Area is seeking congressional designation as a national heritage area. The intent for designating the National Bear River Heritage Area is to preserve and enhance our traditional industries and economies. Rather than encouraging activities that could displace local economies, efforts are being made to strengthen home grown and traditional businesses. Part of the funding that we would receive under National Heritage Area designation would be used to enhance existing businesses, foster small business development, and increase commerce in historic town centers. This designation will help to market the area under the brand of the National Park Service and will help spur economic activity in the Bear River region.



**Establish a Regional Business Strategy**

Encourage collaboration between jurisdictions to develop needed infrastructure and transportation and to create ordinances and policies to promote business growth.

**Maintain Urban Cores**

Collaboratively develop and adhere to a regional master plan that emphasizes maintaining and investing in our urban cores in accordance with smart growth principles.

## Part V Performance Measures

The following performance measures describe the objectives and expected results of BRAG-administered programs which address issues identified earlier in this document. Performance measures serve two important purposes in this document. First, they define the precise goals and specific measures of success for the programs. Secondly, performance measures serve as standard accounting units for all of Utah's AOGs allowing composite results to be reported for the entire state. The ultimate goal of performance measures is to give the U.S. Congress a better picture of the positive benefits their appropriations provide for the residents of Utah.

The following performance measures are used to assess program results dealing with housing, the living environment, as well as the economy. BRAG has set three overriding objectives for the services the agency provides and each objective has several associated goals.

1. **Provide decent, safe, and affordable housing**
  - a. Prevent homelessness
  - b. Provide affordable housing
  - c. Rehabilitate existing housing
  - d. Provide for special housing needs
2. **Create suitable living environments**
  - a. Facilitate basic infrastructure improvements
  - b. Facilitate other health & safety infrastructure improvements
  - c. Provide for community planning
3. **Create economic opportunities**
  - a. Enhance the status of the Bear River Heritage Area
  - b. Enhance agri-business opportunities
  - c. Create smart sites and enhance information technologies
  - d. Support micro-enterprise
  - e. Support the revolving loan fund
  - f. Facilitate procurement of federal job contracts to local businesses

The following tables describe BRAG's objectives and associated goals. Within each goal, we define specific outcomes which describe what we are trying to accomplish and the programs used to facilitate each outcome. The outcomes are then further described using specific outputs which define success as well as quantify our progress towards meeting our goals.

## OBJECTIVE # 1

### Providing Decent, Safe and Affordable Housing

Facilitate increased housing choice for all individuals and families in the Bear River District. Housing options should be expanded and made more available, particularly for lower income households as well as those with disabilities or other special needs including the homeless. Public expenditures for funding should create increased housing choices for those at various life stages with different housing needs.

HOMELESSNESS PERFORMANCE MEASURE	
Statewide the chronic homeless constitutes about 10% of the total homeless population and yet they consume about 50% of the resources supporting homeless. A "housing first" model of breaking the cycle of chronic homelessness in ten years has been developed statewide with the creation of the state's Ten Year Plan to End Chronic Homelessness (See <a href="http://community.utah.gov/housing_and_community_development/SCSO/state_homeless_coordinating_council/index.html">http://community.utah.gov/housing_and_community_development/SCSO/state_homeless_coordinating_council/index.html</a> ).	
OUTCOMES	OUTPUTS
<b>Promoting Livability:</b> Eliminate chronic homelessness by providing staff support to the Bear River Regional Homeless Coordination Committee as defined in the state's ten year plan.	Assist 33 communities through the creation of a region-wide homelessness plan
<b>Creating Availability:</b> Support the "Continuum of Care" program for those that lack adequate housing as a result of domestic abuse circumstances.	Provide rental assistance to 30 households per year
	Provide temporary housing to 12 individuals per year

**AFFORDABLE HOUSING  
PERFORMANCE MEASURE**

Federal housing guidelines state that housing (both rental and ownership) should cost no more than 30% of a households income to be considered affordable. Due to the scarcity of affordable housing in the region many LMI households are paying more than the Federal guideline for their housing. BRAG should use its resources to create more affordable housing as well as provide financial assistance to LMI households paying more than 30% of their income towards housing.

OUTCOMES	OUTPUTS
<b>Creating Affordability:</b> Assist LMI renters paying more than 30% of their income towards housing needs through HUD's Section 8 program.	Assist 500 LMI households per year
<b>Creating Accessibility:</b> Encourage and facilitate an increase in the supply of low income housing in the Bear River District.	Facilitate the construction of 15 new affordable homeowner or rental units per year (Completed 24 unit - Crown Village Apartments in Tremonton, 2006)
<b>Promoting Accessibility:</b> Assist first-time home buyers with down-payments to increase home ownership among LMI households.	Create 50 new homeowners each year (Completed 42 FTHB Loans, 2006)

## HOUSING REHABILITATION PERFORMANCE MEASURE

The Bear River Districts 2004 *Housing Quality Assessment* found deteriorated housing rates of 5%, 12%, and 3% for Box Elder, Cache, and Rich Counties respectively. Projects need to be undertaken in the region that will reduce the risk of older housing stock from becoming dilapidated and unfit for occupation. Housing rehabilitation also increases property values and increases the pride homeowners have in their home and neighborhood.

OUTCOMES	OUTPUTS
<b>Promoting Livability:</b> Protect the long term livability of existing housing stock and improve homeowner pride as well as the esthetic quality of neighborhoods by supporting housing rehabilitation activities and programs.	Provide housing rehabilitation and loans to 5 LMI homeowners per year (Completed 3 projects, 2006)
	Provide emergency home repair grants and loans to 40 housing units per year (Completed 47 projects, 2006)

## SPECIAL HOUSING NEEDS PERFORMANCE MEASURE

The number of existing affordable housing units that can accommodate persons or families with special needs is insufficient. Households with one or more disabled persons struggle to find housing that will accommodate their needs for accessibility. Landlords are often unwilling to make modifications to accommodate those with special needs. In addition, very few new housing units are constructed with accessibility in mind.

OUTCOMES	OUTPUTS
<b>Promoting Livability:</b> Assist renters with special needs with rental assistance through HUD's Section 8 program.	Assist 200 households with special needs with Section 8 rental assistance
<b>Promoting Livability:</b> Encourage and facilitate an increase in the supply of special needs housing in the Bear River District through the BRAG "Home Choice" rehabilitation program.	Create 3 new home owners with special needs per year (Completed 4 homeowners, 2006)
	Help modify or remodel 3 owner-occupied housing units per year (Completed 2 projects, 2006)

## **OBJECTIVE # 2**

### **Create Suitable Living Environments**

Investment of public funding should be directed toward activities, policies, and programs that protect the basic health, safety, and welfare of the individuals and families living in the Bear River District. However the limited budgets of many smaller communities in the District limit maintenance and prevent upgrade of even the most basic infrastructure. BRAG should facilitate the maintenance and upgrade of services that local jurisdictions supply to their citizens.

### ***Outcomes and Outputs***

The performance measures, outcomes and outputs that are described below are limited to those activities in which BRAG will be directly involved. Outputs are figured for FY 2005 through FY 2010.

<b>BASIC INFRASTRUCTURE IMPROVEMENTS PERFORMANCE MEASURE</b>	
Core infrastructure service delivery; maintenance; and keeping up with upgrades and demands for new water and sewer capacity have always been a challenge, particularly for smaller towns. Many of the water systems in the Bear River District have not had significant upgrades and are over eighty years old. In some jurisdictions "piecemeal" upgrades have taken place to correct specific problems or deficiencies. Many water systems in the Bear River District are at the point that major upgrades to system components are required. Community surveys of local elected officials indicate water and sewer system improvements as the foremost need in the next 10 years. CDBG has and will continue to be a funding participant along with other local, state and federal funds to upgrade and improve water and sewer infrastructure.	
<b>OUTCOMES</b>	<b>OUTPUTS</b>
<b>Promoting Livability:</b> Improved water and sewer service for residents. Improved infrastructure needs analysis for each jurisdiction related to water and sewer.	Five community-wide water or sewer projects (3 projects, 2006)
	Improve water or sewer service to 2000 individuals
	Improve sewer or water service to at least 1000 LMI individuals

OTHER HEALTH AND SAFETY INFRASTRUCTURE PERFORMANCE MEASURE	
<p>Besides basic infrastructure many jurisdictions also provide other services to their citizens such as fire protection, libraries, and parks and trails for recreation. These health &amp; safety and “quality of life” services and infrastructure are secondary to the basic water and sewer services provided but are important none-the-less. Funding for these services is always a challenge. However, CDBG has and will continue to be a funding participant along with other local, state and federal funds to provide for these kinds of infrastructure.</p>	
OUTCOMES	OUTPUTS
<p><b>Promoting Livability:</b> Facilitate the construction and upkeep of health &amp; safety and “quality of life” infrastructure.</p>	<p>Provide funding for 1 community-wide project each year (5 projects, 2006)</p>
	<p>Provide services to 200 people per year (Served over 1000 people, 2006)</p>
	<p>Provide services to 150 LMI people per year (Served over 300 LMI people, 2006)</p>



## COMMUNITY PLANNING PERFORMANCE MEASURE

Effective and thoughtful planning not only improves the livability of communities but can reduce the delivery cost of services for municipalities. Many of the smaller towns in the region have no professional planning staff nor the financial capacity to hire any. Certainly, good community planning is occurring in many of the communities with all volunteer citizen planners serving in various appointed and elected capacities. Citizens care about where they live and are willing to dedicate time and resources to maintaining and improving their communities. However, a significant demonstrated need exists in many communities in the BRAG region for professional planning assistance. A significant unmet need exists for professional staff to assist local elected and appointed officials in updating their comprehensive planning documents and land use ordinances.

OUTCOMES	OUTPUTS
<b>Promoting Livability:</b> Better local level decision making related to community growth through revision of comprehensive plans.	Provide assistance to two communities per year (Assisted 3 communities, 2006)
	Provide assistance to 300 individuals per year (Assisted over 1000 individuals, 2006)
	Provide assistance to at least 175 LMI individuals per year (Assisted over 300 LMI individuals, 2006)

**OBJECTIVE # 3**  
**Creating Economic Opportunities**  
**Sustain and Grow Existing Businesses and Foster New Business Development**

The overall economic development objectives for all three counties are to create jobs and increase personal wealth. Since the growth industries of professional and business services pay the highest wages, expansion, recruitment and training efforts should emphasize these industries. In addition to enhancing opportunities in the professional and business services industries, efforts must be made to decrease poverty by strengthening programs to employ those persons who are currently unemployable.

*Outcomes and Outputs*

The performance measures, outcomes and outputs that are described below are limited to those activities in which BRAG will be directly involved. Outputs were originally figured for 2006 through 2010.

The creation of a Business Resource Center is a project that BRAG and the Bear River Economic Development District should try to facilitate, this is therefore added as a performance measure for the 2007 Consolidated Plan Amendment.

<b>BUSINESS RESOURCE CENTER PERFORMANCE MEASURE</b>	
Local entrepreneurs need to be able to access information and services that are relevant to the success of their business, regardless of the type or stage of their business development.	
<b>OUTCOMES</b>	<b>OUTPUTS</b>
<b>Promoting Sustainability:</b> BRAG will provide the oversight and facilitation necessary for the establishment of a Regional Business Resource Center	Establish a Board of Regional Service Providers and Businesses that can assure the successful implementation of a Business Resource Center that compliments regional and state efforts to provide such a center.

MICRO-ENTERPRISE PERFORMANCE MEASURE	
Each year BRAG provides assistance to persons with family incomes less than 80% of the county median family income to establish micro-enterprises in order to become self-sufficient through self employment. The definition of a micro-enterprise is a business with less than five owners/employees, the majority of which earn low to moderate family incomes. The intent is to help the micro-enterprises become self sustaining and generate incomes higher than the county median family income.	
OUTCOMES	OUTPUTS
<b>Improving Sustainability:</b> Through BRAG's assistance to micro-enterprises, new and existing micro-enterprises will benefit from technical assistance, training and financing.	120 entrepreneurs who meet HUD's Low to Moderate Income definition will be assisted (51 micro-enterprises assisted. 06)
	15 new micro-enterprises will be created (3 micro-enterprises created. 06)

REVOLVING LOAN FUND PERFORMANCE MEASURE	
Since 1985, BRAG has provided gap financing to help businesses create new jobs. At least 51% of the new jobs created must be filled by persons with family incomes less than 80% of the county median family income. In addition to financing new and expanding businesses that create new jobs, BRAG's loan fund is financing the establishment of micro-enterprises.	
OUTCOMES	OUTPUTS
<b>Improving Sustainability:</b> Through BRAG's Revolving Loan Fund existing businesses will be able to expand and create higher paying jobs for persons with low to moderate family incomes.	12 businesses to be assisted (17 businesses assisted. 06)
	3 businesses created (4 businesses created)
	80 jobs to be created (37 jobs created. 06)

	48 LMI jobs created (33 LMI jobs created. 06)
--	--

PROCUREMENT PERFORMANCE MEASURE	
<p>Since BRAG's Procurement Technical Assistance Program was initiated in 1986, more than 100 companies have been awarded over \$175 million in government contracts. Services include identification and notification of appropriate bid opportunities, furnishing government specifications and standards, supplying bid histories and assistance in bid preparation.</p>	
OUTCOMES	OUTPUTS
<p><b>Improving Sustainability:</b> Continued funding will allow BRAG to provide ongoing assistance to local businesses in securing government, commercial, and international contracts.</p>	<p>86 businesses to be assisted (76 assisted. 06)</p>
	<p>\$56 million in contracts will be invested in Bear River area companies (\$18,805,168 in contracts invested. 06)</p>

<b>INFORMATION TECHNOLOGIES / SMART SITES</b> <b>PERFORMANCE MEASURE</b>	
<p>Enhancing telecommunications infrastructure, including redundancy, is the key objective of Box Elder County's involvement in UTOPIA and Cache County's Cache Valley Initiative. In addition to realizing necessary bandwidth capacity, the Utah Smart Sites program is an effort to match existing or new employers with people who can use computers and the Internet to perform tasks for clients anywhere in the world. Four smart sites exist in Brigham City and one in North Logan. The Bear River region has the resources to create more smart sites and efforts to facilitate this should be undertaken.</p>	
OUTCOMES	OUTPUTS
<p><b>Improving Accessibility:</b> Through the development of a Strategic Plan for establishing Smart Sites in the Bear River Region new businesses may be created and higher paying jobs will be created within a five year horizon.</p>	<p>50 jobs to be created A study determining capacity in the three county area was completed. 06 Rich County is likely to see greatest benefit, since nothing like that currently exists.</p>
	<p>4 new businesses to be created A strategic plan still needs to be developed as part of the Bear River Comprehensive Economic Development Strategy (CEDS).</p>

<b>AGRI-BUSINESS OPPORTUNITIES</b> <b>PERFORMANCE MEASURE</b>	
<p>Since agriculture is still such a strong part of each county and the region's economies, maximizing the potential of all agribusiness opportunities is a high priority in all three counties and the region.</p>	
OUTCOMES	OUTPUTS
<p><b>Improving Accessibility:</b> Work with local economic development professionals, USU Extension, Cache County Agricultural Advisory Board, local farm and ranch organizations, and local producers to assist existing agricultural operations to develop value added agricultural business opportunities. New businesses will be created and existing ones strengthened.</p>	<p>Assist two agricultural related business with start-up  (Assisted with start-up of downtown market featuring natural and local products. 06)</p>
	<p>Assist 5 existing businesses  (Facilitated links with local dairies and Organic Valley Family Producer Co-op to add two area dairies to organic co-op; assisted Laketown berry producer; BE county honey producers and 2 value added businesses. 05-06)</p>

<b>BEAR RIVER HERITAGE AREA PERFORMANCE MEASURE</b>	
<p>Even though hospitality related wages are not the most favorable, there are still opportunities to increase wealth and quality of life through making the tri-county area a tourist destination because of our local history and heritage. Main street improvements, historic preservation, and small business development for local artisans can increase capital investments, instill community pride and increase personal wealth. BRAG and the Bear River Heritage Area can facilitate projects to promote local heritage and tourism.</p>	
OUTCOMES	OUTPUTS
<p><b>Promoting Sustainability:</b> BRAG will provide planning assistance to local businesses, travel and civic organizations, counties and communities, and state and federal agencies as they continue the partnership established in the Inter-Local Cooperation Agreement for the the Bear River Heritage Area. Such assistance will develop organizational capacity, small business development, historic preservation, and other activities necessary to identify, enhance and promote the natural and cultural heritage of northern Utah and southeastern Idaho.</p>	<p>Assist 33 communities to achieve economic benefits from gaining National Bear River Heritage Area status (Monthly heritage meetings were held with heritage area communities. Monthly meetings will be held in 2007. We are hopeful that the Bear River Heritage Area will receive national designation in the 110<sup>th</sup> Congress. 2007)</p>
	<p>Assist 10 businesses per year.</p> <p>Eight heritage businesses gave public demonstrations in 2006. Seven heritage businesses were highlighted at the heritage fair at the Fall Harvest Festival.</p>

# Appendix A

## **NOTICE OF PUBLICATION FOR COMMENT**





# BOX ELDER NEWS JOURNAL

## PROOF OF PUBLICATION

STATE OF UTAH  
County of Box Elder

**CHARLES C. CLAYBAUGH**

being first duly sworn, deposes and says  
that he is the PUBLISHER

of the **Box Elder News Journal**

a weekly newspaper published in Brigham  
City, Box Elder County, State of Utah, and  
that the notice

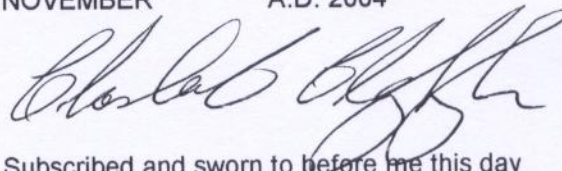
**CONSOLIDATED PLAN**

### Bear River District Consolidated Plan

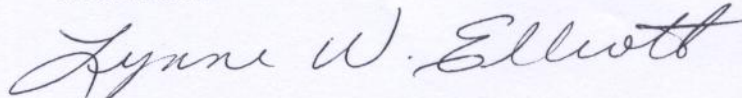
Bear River Association of Govern-  
ments has prepared a regional Consoli-  
dated Plan for Box Elder, Cache & Rich  
Counties Utah. Required by the Depart-  
ment of Housing and Urban Develop-  
ment (HUD), the Consolidated Plan  
examines needs and proposes priorities  
for public expenditures related to pro-  
viding safe and affordable housing, pro-  
viding for suitable living environments  
and promoting job creation economic  
development activities. A copy of the  
plan is available for public view and  
comment at BRAG 170 N. Main, Lo-  
gan Utah or on the internet at  
[www.brag.dst.ut.us/con\\_plan](http://www.brag.dst.ut.us/con_plan). For more  
information contact Jeff Gilbert 435-  
752-7242.

November-3-c

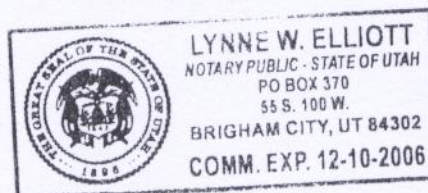
of which a copy is herto attached, was first  
published in said newspaper, in its issue  
dated the 3RD day of NOVEMBER  
A.D. 2004 and was published in  
the Wednesday issue of said newspaper  
for ONE consecutive weeks,  
the last publication thereof being in the  
issue dated the 3RD day of  
NOVEMBER A.D. 2004



Subscribed and sworn to before me this day  
of A.D. 2004.



My Commission Expires 12-10-2006



No 1470 AFFIDAVIT OF PUBLICATION

The Leader-Garland Times

STATE OF UTAH

County of Box Elder

ss.

I, Lesley J. Smith

being first duly sworn, depose and say The Leader, a weekly newspaper of general circulation, published once each week, at Tremonton, Utah; that the foregoing notice was published in said newspaper for ( 1 ) one consecutive weeks, the first publication having been made on the 3rd day of November, 1900, and the last publication on the 3rd day of November, 1900. That said notice was published in the regular and entire issue of every number of paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.

Signature of person preparing proof of publication

*Lesley J. Smith*

Subscribed and sworn to before me this

22nd

day of Nov, 1904.

Notary Public

*Joan I. Evans*



NOTARY PUBLIC  
JOAN I. EVANS  
10219 W Hwy 102  
Tremonton, UT 84337  
My Commission Expires  
March 4, 2007  
STATE OF UTAH

Bear River District  
Consolidated Plan  
Bear River Association of  
Governments has prepared a  
regional Consolidated Plan for  
Box Elder, Cache & Rich  
Counties Utah. Required by  
the Department of Housing  
and Urban Development  
(HUD), the Consolidated Plan  
examines needs and proposes  
priorities for public expendi-  
tures related to providing safe  
and affordable housing, pro-  
viding for suitable living envi-  
ronments and promoting job  
creation economic develop-  
ment activities. A copy of the  
plan is available for public  
view and comment at BRAG  
170 N. Main, Logan Utah or on  
the internet at  
[www.brag.dst.ut.us/con\\_plan](http://www.brag.dst.ut.us/con_plan).  
For more information contact  
Jeff Gilbert 435-752-7242.  
Published in the Leader on  
November 3, 2004.



L02529247

**Bear River District  
Consolidated Plan**

Bear River Association of Governments has prepared a regional Consolidated Plan for Box Elder, Cache & Rich Counties Utah. Required by the Department of Housing and Urban Development (HUD), the Consolidated Plan examines needs and proposes priorities for public expenditures related to providing safe and affordable housing, providing for suitable living environments and promoting job creation economic development activities. A copy of the plan is available for public view and comment at BRAG 170 N. Main, Logan Utah or on the internet at [www.brag.dst.ut.us/con\\_plan](http://www.brag.dst.ut.us/con_plan). For more information contact Jeff Gilbert 435-752-7242. Publication date: November 3, 2004

*The Herald Journal  
Published: Nov. 3, 2004*

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Published in the Leader on November 3, 2004.

#### PUBLIC HEARING

Elwood Town Council will hold a public hearing at 7:00 on November 16, 2004 to receive input on a request to rezone property on 9600 N approximately 5300 W to 4900 W. The current zone is residential and the rezone would be commercial. The public hearing will be held at the Elwood Town Hall, 5235 W 8800 N.

Tina Baker

Elwood Town Clerk

Published in the Leader on November 3, 2004.

Date of first publication: October 27, 2004.

OLSON & HOGGAN, P.C.

JEFFERY H. ADAIR

Attorneys for Co-Trustees

Published in the Leader on October 27, November 3 and 10, 2004.

#### NOTICE TO WATER USERS

The following applications requesting an EXTENSION OF TIME WITHIN WHICH TO SUBMIT PROOF OF BENEFICIAL USE have been filed with the State Engineer. It is represented that additional time is needed to place the water to beneficial use in Box Elder county.

For more information or to receive a copy of filings, visit <http://waterrights.utah.gov> or call 1-866-882-4426.

Persons objecting to an application must file a CLEARLY READABLE protest stating FILING NUMBER, REASONS FOR OBJECTION, PROTESTANTS' NAME AND RETURN ADDRESS, and any request for a hearing. Protest must be filed with the State Engineer, Box 146300, Salt Lake City, UT 84114-6300 on or before NOVEMBER 30, 2004. These are informal proceedings as per Rule R655-6-2 of the Division of Water Rights.

(The Period of Use is generally year-round except irrigation which is generally from Apr 1 to Oct 31 each year.)

#### EXTENSION(S)

13-3487 (A60627): Steven Doudy is filing an extension for 0.015 cfs from the Unnamed Seep Area (3 miles West of TL Bar Ranch) for Irrigation; Stockwatering; Domestic.

Jerry D. Olds, P.E.

STATE ENGINEER

*Printed from Internet  
Published Nov. 3, 2004*

# BOX ELDER NEWS JOURNAL

## PROOF OF PUBLICATION

STATE OF UTAH

County of Box Elder

**CHARLES C. CLAYBAUGH**

being first duly sworn, deposes and says  
that he is the PUBLISHER

of the **Box Elder News Journal**

a weekly newspaper published in Brigham  
City, Box Elder County, State of Utah, and  
that the notice

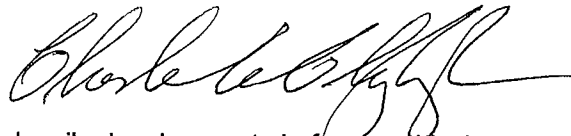
### **BEAR RIVER DISTRICT CONSOLIDATED PLAN**

#### **Bear River District Consolidated Plan**

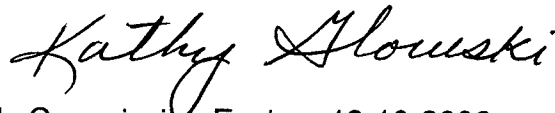
Bear River Association of Governments has updated the regional Consolidated Plan for Box Elder, Cache & Rich Counties Utah as required by the Department of Housing and Urban Development (HUD) and Permanent Community Impact Fund Board (CIB). The Consolidated Plan examines needs and proposes priorities for public expenditures related to providing safe and affordable housing, providing for suitable living environments and promoting economic development opportunities. A copy of the plan is available for public review and comment at BRAG, 170 N. Main, Logan, Utah, or on the Internet at [www.brag.utah.gov/con\\_plan](http://www.brag.utah.gov/con_plan). Comments will be accepted through January 15, 2007. Contact Brian Carver at 435-752-7242 or [brianc@brag.utah.gov](mailto:brianc@brag.utah.gov)

December-13-c

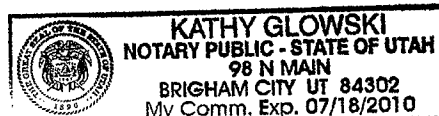
of which a copy is herto attached, was first  
published in said newspaper, in its issue  
dated the 13TH day of DECEMBER  
A.D.2006 and was published in  
the Wednesday issue of said newspaper  
for ONE consecutive weeks,  
the last publication thereof being in the  
issue dated the 13TH day of  
DECEMBER A.D. 2006



Subscribed and sworn to before me this day  
of A.D. 2004.

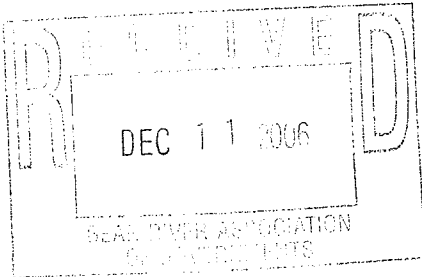


My Commission Expires 12-10-2006



**AFFIDAVIT OF PUBLICATION**  
 Uinta County Herald  
 Evanston, Wyoming

STATE OF WYOMING  
 ) ss.  
 County of Uinta



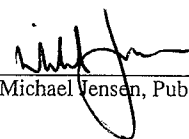
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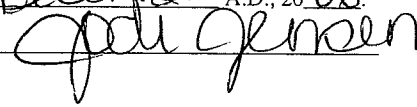
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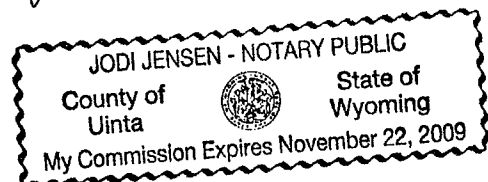
I, Michael Jensen, do hereby, upon my oath, depose and say that I am the Publisher of the UINTA COUNTY HERALD, a twice-weekly newspaper published in the City of Evanston, County of Uinta, in the State of Wyoming; and that said newspaper has a general circulation in said County and State; and that the legal notice herein attached was published in said newspaper for the full period of 1 consecutive ~~issues~~ weeks; the first publication being on the 8 day of December, 2006, and the last publication being on the 8 day of December, 2006; and that said advertisement appeared in each and every number of said newspaper during the period of publication as above stated.

(Signed)

  
 Michael Jensen, Publisher

Subscribed in my presence and sworn to before me on this 8 day of

December A.D., 2006.  




(Civil)

## PROOF OF PUBLICATION

STATE OF UTAH  
COUNTY OF CACHE, ss. *ss.*

On this 11th day of December A.D. 2006

personally appeared before me Rachelle S. Thomas who being first duly sworn,  
deposes and says that she is the chief clerk of the Cache Valley Publishing Co., publishers of The Herald Journal  
a daily newspaper published in Logan, City, Cache County Utah, and that the advertisement

BEAR RIVER DISTRICT

CONSOLIDATED PLAN

a copy of which is hereto attached, was published in said  
newspaper for One (1) issue

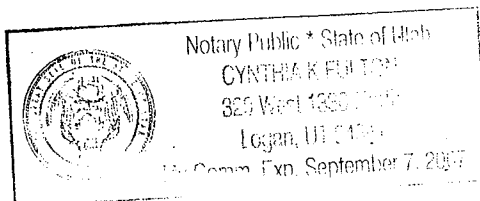
commencing December 10, 2006 and  
ending December 10, 2006

Signed Rachelle S Thomas

Subscribed and sworn to before me, the day and year  
above written.

Signed Cynthia K Fulton  
Notary Public.

My Commission expires September 7, 2007



UPAX18101540892  
**Bear River District  
Consolidated Plan**

Bear River Association of Governments has updated the regional Consolidated Plan for Box Elder, Cache & Rich Counties Utah as required by the Department of Housing and Urban Development (HUD) and Permanent Community Impact Fund Board

### LEGAL NOTICES

(CIB) The Consolidated Plan examines needs and proposes priorities for public expenditures related to providing safe and affordable housing, providing for suitable living environments and promoting economic development opportunities. A copy of the plan is available for public review and comment at BRAG, 170 N. Main, Logan, Utah, or on the Internet at [www.brag.utah.gov/con\\_plan](http://www.brag.utah.gov/con_plan). Comments will be accepted through January 15, 2007. Contact Brian Carver at 435-752-7242 or [brianc@brag.utah.gov](mailto:brianc@brag.utah.gov)

Publication Date:  
December 10, 2006



No 1892

# AFFIDAVIT OF PUBLICATION

The Leader-Garland Times

STATE OF UTAH

ss.

County of Box Elder

I, Lester T. Smith

being first duly sworn, depose and say The Leader, a weekly newspaper of general circulation, published once each week, at Tremonton, Utah, that the foregoing notice was published in said newspaper for (1) one consecutive weeks, the first publication having been made on the 13 day of December, 19 2006, and the last publication on the 13 day of December, 19 2006. That said notice was published in the regular and entire issue of every number of paper during the period and times of publication, and the same was published in the newspaper proper and not in the supplement.

Signature of person preparing proof of publication

*Lester T. Smith*

Subscribed and sworn to before me this 21st day of December, 19 2006

*Jennifer Richardson*

Notary Public

JENNIFER RICHARDSON

Notary Public

State of Utah

My Commission Expires March 23, 2009  
57 E Main, Tremonton, UT 84637

Publication fee

\$33.44

Bear River District Consolidated Plan  
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Published in the Leader on December 13, 2006.

RECEIVED  
JAN 3 2007

BEAR RIVER ASSOCIATION  
OF GOVERNMENTS



# Appendix B

## **2007 ACTION PLAN**

Applicant Priority*	Project Description	Total Project Cost	CDBG Amount	CIB	Other Funds	CIB Submission Date
<b>BOX ELDER COUNTY</b>						
	Grouse Creek Water Company	200000	\$100,000		Cash, USDA Rural Development	
	Emergency Communication Equipment					
<b>BEAR RIVER CITY</b>						
	Cemetery Expansion	\$30,000			Capital Projects Fund, Taxes	
	park Restrooms/Cook Shack/Youth Recreation	\$100,000			Capitol Projects Fund, Taxes, Impact Fees	
	Roads	\$100,000				
	Sewer Lift Station	\$172,560			Grants/Impact Fees/Reserve Funds	
	Sewer Treatment Plant	\$3,500,000			User Fees/Grants/Impact Fees	
<b>BRIGHAM CITY</b>						
Short Term (2007)						
	Mayor's Office: Computer Upgrade	\$700				
	Administration: Computer Upgrade With Monitor	\$3,000				
	City Hall South Entrance	\$15,000				
	City Hall Security Upgrades	\$20,000				
	City Building Space Needs Study	\$25,000				
	Human Resources Risk Management Equipment	\$300				
1	New BCPD (Study of city BLDGS)	\$25,000				
3	Police: Vinyl Floor - Range House	\$5,000				
5	Police: X26 Tasers	\$9,000				
6	Police: Night Vision Glasses (Possible Grant Funds)	\$7,200				

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
7	Police: Portable Alarm System (Possible Grant Funds)	\$45,000				
4	Police: Physical Fitness Equipment	\$4,500				
2	Police: Computer Upgrades, Docking Stations, Modems	\$10,000				
1	Fire: Equipment	\$28,000				
1	Ambulance: Equipment - Hydraulic Cot	\$10,000				
1	Zoning Ordinance Re-write	\$15,000				
1	Wetlands Study	\$6,000			\$6,000 Federal Grant	
1	Safety Sidewalk Program - Main Street	\$58,500			UDOT Fund Balance	
3	Street Shop Roof Repair	\$15,000				
2	300 N (Bott Ave.) Overlay & Concrete Improvement	\$63,300				
1	Engineering: Copy Machine	\$2,700				
4	Leisure Services Admin: Computer	\$2,500				
1	Leisure Service: Copy Machine	\$10,500				
5	Leisure Services: Parks & Recreation Planning	\$10,000				
7	Park Development - Reeder Park (Parks Portion)	\$280,000				
6	Park Development - Reeder Park (Public Works Portion)	\$275,000				
2	West Forest Refuge Trail (See RDA West Forest)	\$125,000				
	Trail Heads and Trails	\$300,000				
8	West Forest Street Sidewalk	\$75,500				
1	Property Acquisition	\$98,000				
3	Parks: Parkway - South Main	\$68,000				
10	Pipe Pioneer Ditch	\$8,000				
1	Pioneer Roads & Storage Area	\$25,000				
2	Pioneer Parking Expansion	\$15,000				

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
4	Ballfield Leveling	\$25,000				
5	John Adams Parking Lot	\$40,000				
7	Soccer Goals	\$11,893				
6	Constitution Grass & Sprinkler	\$15,000				
14	Walkins Basketball Court	\$5,500				
9	Horsley Park Fence	\$8,500				
11	Fencing & Backstops	\$8,000				
13	Bowery Renovations & Construction	\$39,000				
12	Picnic Shelters	\$8,400				
8	Picnic Tables	\$5,200				
	Swimming Pool: Apparatus Replacement	\$5,000				
	Swimming Pool: floor refinish	\$15,000				
	Swimming Pool: Pool covers	\$30,000				
	Swimming Pool: Pool Slide Components	\$50,000				
	Pioneer Park Little League Field Lighting	\$95,000				
	Pond Rehabilitation	\$60,000				
	Scoreboard Replacement	\$5,500				
	Score Tower Softball Complex	\$50,000				
	Computer Replacement, Scanner & Copier	\$2,500				
	Remodel or Construct a new Museum	\$20,000				
	Cemetery Computer	\$2,500				
	Cemetery Scanner/Copier	\$3,000				
	Golf: Pump station repair	\$41,666				
	Club House Bowery	\$66,000				

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
	Cart Path Repair	\$5,000				
	Club House Roof	\$29,000				
	Cart Path Overlay	\$88,000				
	Purchase of Picnic Tables	\$5,000				
	Water System Upgrade	\$158,333				
	Chemical Mixing Area	\$35,000				
	New Shop	\$120,000				
	Cemetery - Cedar Removal/Lilac Hedge 600 East	\$12,000				
	Airport: Phase II Extend & Reconstruct north Half Runway	\$8,421,053				
	Water - 900 East Water Service Replacement	\$48,000				
	Main Street Waterline Replacement - UDOT	\$681,000				
	Capital Projects - Impact Fee	\$50,000				
	Fluoride Equipment	\$50,000				
	Water Line Acquisition	\$8,500				
	On-site Chlorine Generators	\$50,000				
	VFD Controls for Mantua East and West Wells	\$65,000				
	Water Ssystem Telemetry	\$180,000				
	Auto-radio Meter Reading System	\$254,100				
	Sewer Lateral Replacement	\$30,000				
	Main Street Sewer Line Replacement - UDOT	\$302,534				
	Headworks Screen	\$190,000				
	Capital Projects - Impact Fee	\$25,000				
	Asphalt Improvements & Concrete	\$94,000				
	Other Infrastructure	\$111,000				

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
	Electric: Street Lighting Upgrades	\$100,000				
	Capital Projects - Impact Fee	\$8,500				
	Substation Meter Upgrade	\$30,000				
	East Substation 44 KV Circuit Breaker	\$150,000				
	East Substation (2) 138 KV Load Interrupters	\$110,000				
	East Substation 138 KV Breaker	\$165,000				
	Waste Collection: New Garbage Cans	\$5,000				
	New Roll-off Bins	\$18,000				
	Storm Drain: Capital Project - Impact Fee	\$120,000				
	Bonded Projects	\$4,118,849				
	Library: Computer Replacement	\$6,700				
	New Library Study	\$50,000				
	Library Building Expansion	\$4,000,000				
1	RDA #1: Property Acquisitions	\$250,000				
1	Downtown Square Project	\$896,000				
	Christmas Decorations	\$8,000				
	RDA #2 Participate in USU Project	\$50,000				
	West Forest Refuge Trail	\$125,000				
	New Golf Maintenance Shop	\$72,861				
	West Forest Street	\$125,000				
	EDA Northwest Infrastructure	\$2,652,485				
	CDBG Senior Center Elevator	\$100,000				
Medium Term (2008-2012)						
	Mayors Office: Computer Upgrade	\$2,400				

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
	Administration: Computer with Monitor	\$10,800				
	City Building Space Needs Study	\$25,000				
1	Police: Construct new BCPD	\$3,550,000				
5	Police: X26 Tasers	\$8,000			\$15,000	
4	Police: Physical Fitness Equipment	\$7,500				
2	Police: Computer Upgrades, Docking Stations, Modems	\$56,250			\$25,000	
1	Ambulance: Equipment - Hydraulic Cot	\$40,000				
1	Community Development: Wetlands Study (If funded)	\$6,000			\$6,000 if funded by federal grant	
	Computer Upgrade - Monitor	\$3,000				
1	Streets: Safety Sidewalk Program	\$195,000				
3	Reeder Park Subdivision Street Repair	\$148,800				
2	300 N. (Bott Ave) Overlay & Concrete Improv.	\$64,205				
	West Forest Street Paving Phase I	\$10,000,000				
	900 North Street Improvements	\$117,500				
	300 E Curb & Gutter Relocation	\$91,000				
	1200 W Forest to 600 N	\$1,098,901				
	120 W from Forest St. To 400 S	\$250,000				
2	Bridge Extension 200 East	\$180,000				
	400 East	\$32,000				
1	Engineering: Copy Machine	\$21,000				
	Computer Upgrade - with Monitor	\$3,600				
4	Leisure Services Admin: Computer	\$5,300				
5	Parks & Rec Planning	\$30,000				

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
	Office Upgrade	\$25,000				
	Skate Park Upgrade	\$100,000				
	Trail Heads & Trails	\$500,000				
	Recreation Center	\$8,000,000				
	Parks: John Adams Park Sprinklers	\$308,000				
	City Hall Sprinklers	\$30,000				
	Ballfield Leveling	\$25,000				
	Walkins Basketball Court	\$5,500				
	Fencing & Backstops	\$40,000				
	Picnic Shelters	\$58,800				
	Picnic Tables	\$22,800				
	Swimming Pool: Fence Painting	\$20,000				
	Apparatus Replacement	\$25,000				
	Floor Refinish	\$15,000				
	Locker Replacement	\$25,000				
	Pool Covers	\$40,500				
	Recreation: Scoreboard Replacement	\$27,500				
	Computer Replacement, Scanner & Copier	\$2,000				
	Senior Citizen: Computer Replacement	\$7,500				
	Cemetery: Computer	\$7,500				
	Hydro Seeding 300 S & 600 E	\$5,000				
	East Gate Renovation	\$4,000				
	Veteran's Memorial	\$40,000				
	Golf: Pump Station Repair	\$208,330				



<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
	Cart Path Repair	\$50,000				
	Cart Path Overlay	\$88,000				
	Water System Upgrade	\$791,665				
	Cemetery Capital Project: Main Gate	\$15,000				
	Slurry Seal Roads	\$26,000				
	Airport Capital Project: Update Layout Plan	\$60,479				
	Phase III Runway Construction Center Part	\$5,956,000				
	Phase IV Construct Runway & Apron & New road	\$5,578,948				
	Instrument Landing System	\$2,000,000				
	Remove Obstructions	\$769,738				
	Airport Deicing Facility	\$600,000				
	Water Department: 300 E to 500 E between 900 N & 600 N	\$150,000				
	300 N 600 E to Highland	\$214,000				
	500 West Water Service Replacement	\$49,000				
	700 South Water Line Replacement	\$331,000				
	Water Line Acquisition	\$42,500				
	Relocate 10" Line- Skyline	\$101,000				
	Culinary Spring Line Around Mantua	\$1,686,000				
	Waterline Acquisition - West Corrine	\$60,000				
	Reeder Park Subdivision - 900 N Street Improvements	\$44,000				
	1100 South Water Main Expansion	\$113,000				
	SW Quadrant Water Main Expansion	\$220,000				
	Well Drilling & Development	\$1,600,000				
	Culinary Storage Addition - 1 MG Reservoir Hill	\$550,000				

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
	Auto-Radio Meter Reading	\$625,900				
	Spring Development	\$340,000				
	Sewer Department: Fence	\$25,000				
	Land	\$108,000				
	Engineering Land for Development	\$30,000				
	Development of Land	\$359,322				
	Asphalt Improvement & Concrete	\$470,000				
	Upgrade/Replacement of Electrical Panels	\$110,000				
	Belt Filter Press	\$200,000				
	Additional Digester	\$500,000				
	Lab Equipment Upgrade	\$275,000				
	Electric Department: Land Purchase	\$300,000				
	Utility Upgrade - Northwest Distribution upgrade	\$500,000				
	Circuit #2 Line to Airport	\$150,000				
	Gang Operated Switch	\$200,000				
	Waste Collection: New Garbage Cans	\$15,000				
	New Roll Off Bins	\$65,000				
	Storm Drain Department: Bonded Projects	\$1,559,600				
1	RDA #1: Property Acquisition - Academy Square	\$2,450,000				
	RDA West Forest Street - Infrastructure Upgrades	\$1,375,201				
	EDA West Forest Street - Infrastructure Upgrades	\$1,375,201				
	X20 EDA - Infrastructure	\$1,046,689				
	CDBG Senior Center Elevator	\$100,000				
	CDBG - Bear River Mental Health Remodeling Office	\$80,000				

Applicant Priority*	Project Description	Total Project Cost	CDBG Amount	CIB	Other Funds	CIB Submission Date
<b>CORINNE CITY</b>						
Short Term (2007)						
A	Sewer Lift Station	\$172,225	\$150,000		\$70,000 City Funds	
B	Culinary Waterline upgrade	\$384,000			\$326,000 Water Board \$58,000 City Funds	
C	Sewer Infiltration					
Medium Term (2008-2012)						
A	Expand or Improve Sewer Lagoon					
B	Storm Drains					
C	Secondary Water					
D	Water Reservoir					
<b>DEWEYVILLE TOWN</b>						
Short Term (2007)						
	Repair Old School	\$1,000				
	Bell Platform					
	Lighting - Town Hall, Parking Lot	\$4,800				
	Cemetery Pump Shed Maintenance	\$4,000				
Medium Term (2008-2012)						
	Update Water System	\$1,000,000				
Long Term (After 2012)						
	Put in Sewer System	\$1,500,000				
<b>GARLAND CITY</b>						
Short Term (2007)						
B	Library Electrical Work	\$15,000				
A	West Factory Road Project Phase I	\$140,000				

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
C	City Office Restroom	\$8,500				
D	East Factory Sewer	\$30,000				
E	Heritage Foundation School (City Sponsored)	\$300,000	\$100,000			
Medium Term (2008-2012)						
B	Equipment Storage Building	\$150,000				
A	Paint City Office Exterior	\$25,000				
C	Snow Plow/Sander	\$75,000				
<b>HOWELL</b>						
A	Water storage tank - 100,000 gallon	\$170,000	\$100,000		\$70,000 Enterprise Fund	
<b>TREMONTON CITY</b>						
Short Term (2007)						
	Senior Center/Food Pantry	\$250,000	\$125,000		\$125,000 City Reserves	
	Trails	\$1,000,000			\$1,000,000 In-kind and other	
	Fiber to homes	\$6,000,000			\$6,000,000 other	
Medium Term (2008-2012)						
	Traffic light 10 <sup>th</sup> west	\$150,000			\$150,000 other	
	Additional Water Source	\$2,000,000			\$2,000,000 other	
	Cemetery Roads	\$40,000			\$40,000 local cash	
	Cemetery Restrooms	\$100,000			\$50,000 local cash, \$50,000 other	
	ADA improvements to city property	\$15,000			\$15,000 local cash	
	Fire Station # 2 & equipment	\$1,600,000			\$1,600,000 other	
	City Hall Expansion	\$4,000,000			\$4,000,000 local cash	
	ADA improvements to city property	\$15,000			\$15,000 local cash	

Applicant Priority*	Project Description	Total Project Cost	CDBG Amount	CIB	Other Funds	CIB Submission Date
<b>PORTAGE CITY</b>						
A	Portage Fire Station	\$170,000	\$150,000		\$20,000 In-kind labor	
A	Water System Improvements	\$1,100,000			\$550,000 Water Resources \$550,000	
<b>WILLARD CITY</b>						
Short Term (2007)						
A	Sewer	\$10,000,000	\$150,000		\$2,875,000 USDA Rural Development Grant \$7,215,000 USDA Rural Development Loan	
Medium Term (2008-2012)						
A	Emergency Generator	\$100,000	\$75,000			
A	Ambulance	\$150,000	\$100,000			
A	Storage Tanks					
A	Library & City Hall Expansion	\$10,000	\$5,000		Labor & Bldg. Maint Budget	
A	Bowery & Park Improvements	\$200,000			\$100,000 Parks & Rec Budget \$100,000 City Budget	
<b>CACHE COUNTY</b>						
Short Term (2007)						
	Airport-Instrument Landing System	\$2,000,000			FAA/Airport Authority	
	Airport-Parallel Taxi-way B	\$1,008,000			FAA/Airport Authority	
	Airport-Schedule 2 Apron Reconstruction	\$650,000			FAA/Airport Authority	
	Assessor - Equipment	\$25,000			A&C County	
	Building & Grounds- Improvements East Parking	\$146,472			County/City/Merchants	

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
	Building & Grounds - Improvements West Parking	\$453,926			County/City/Developers	
	Cache Employment Training Center	\$181,000	\$95,000			
	CAPSA Transitional Housing	\$750,000	\$100,000			
	Common Ground outdoor Adventures - ADA remodel	\$94,615	\$37,000			
	Fire-Brush Truck/Capital Equipment	\$70,000			County funds	
	Fire-Fire Trucks/Newton, North Logan, Richmond	\$825,000			Lease Proceeds/County	
	Jail-Work Release Equipment	\$5,100			Work Release Revenue	
	Multicultural Center of Cache Valley - Vehicle, Equipment	\$36,600	\$36,600			
	NNHC, Infrastructure Development, Affordable Housing	\$436,832	\$100,000			
	Road-Building Improvements	\$70,000			Class B	
	Road-Equipment (Loader, Truck, Lowboy Trailer)	\$354,000			Class B	
	Road-Shop Improvements	\$35,000			Class B	
	Road-500E, 3000S-3800S Purchase R-O-W	\$24,000			Property Owners/County	
	Road-500E, 3000S-3800S Widen, Double Chip Seal	\$40,000			Millville City/County/Class B	
	Road-1600W, 2500S-2600S-Per UDOT Permit	\$20,000			County/ClassB/Property Owner	
	Road-1600W, 2500S-2600S-Pave & Double chip	\$10,000			County/Class B/Spec. Road	
	Road-2600S, 800W-1600W-Double Chip Seal	\$50,000			County/Class B/Sec. Road	
	Road-4400S, 700W-1200W-Double Chip Seal	\$8,000			County/Class B	
	Road-600N, 7200W-8000W-Double Chip Seal	\$12,000			County/Class B	
	Road-4800W, 6200N-7000N-Mill, Base & Resurface	\$252,000			County/Class B	
	Road-Porcupine Dam-culverts, etc.	\$10,000			County/Class B	

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
	Sheriff-Automobiles & Equipment	\$192,978			County	
	Sheriff-Support Services-Automobiles & Equipment	\$41,000			County	
	Sheriff-Search & Rescue-Equipment	\$10,000			County/Search & Rescue	
	Sheriff-Municipal Services-Automobile & Equipment	\$20,022			Municipal Services	
Medium Term (2008)						
	Airport-Snow Blower/Sweeper	\$100,000			FAA/State/Authority	
	Airport-Construct Helipads	\$100,000			FAA/State/Authority	
	Airport-Crack Seal Runway 10/28	\$150,000			FAA/State/Authority	
	Airport-Hanger Access Taxilanes	\$212,000			FAA/State/Authority	
	Airport-Improvements	\$26,000			FAA/State/Authority	
	Assessor-Equipment	\$52,500			A&C County	
	Attorney-Equipment	\$8,500			County	
	Auditor-Equipment	\$14,400			County	
	Buildings & Grounds-Improvements & Equipment	\$29,000			County	
	Central Mail & Copy-Equipment	\$10,500			County	
	Clerk-Equipment	\$8,500			County	
	Fire-Equipment	\$30,000			County	
	Information Technology Systems-Computer Equipment	\$20,600			County	
	Library-Equipment	\$9,600			County	
	Recorder-Equipment	\$25,600			County	
	Road-Equipment (Backhoe, etc.)	\$150,000			Class B	
	Road-Porcupine Dam improvements	\$10,000			County/Class B	
	Road-Improvements	\$200,000			County/Class B	
	Road-1200S, 5400W-Railroad Tracks-Double Chip	\$8,000			County/Class B	

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
	Road-7800N, 800W-1500W, Double Chip Seal	\$20,000			County/Class B	
	Road-1600W, 6600N-7800N, Double Chip Seal	\$20,000			County/Class B	
	Bridge Extensions-4600S, 4700W (Pine Canyon)	\$52,000			County/Class B	
	Bridge Extensions-3400S, 5600W (Maple Rise)	\$52,000			County/Class B	
	Bridge Extensions-6000S, 3200W (Hawbush)	\$52,000			County/Class B	
	Senior Citizens Center-Equipment	\$34,000			Council on Aging Funds	
	Sheriff-Automobiles & Equipment	\$200,000			County	
	Sheriff-Support Services-Automobiles & equipment	\$50,000			County	
	Sheriff-Emergency Management-Computer Equipment	\$10,000			County	
	Sheriff-Municipal Services-Automobile & Equipment	\$60,000			Municipal Services	
	Weed-Equipment & Improvements	\$23,000			County	
	Weed-Storage Shed for Chemicals	\$3,000			County	
Medium Term (2009)						
	Airport-Apron Reconstruction & Reconfigure Tie Down Area	\$791,731			FAA/State/Authority	
	Airport-Improvements	\$50,000			Authority	
	Assesor-Equipment	\$25,000			A&C County	
	Buildings & Grounds-Improvements & Equipment	\$15,000			County	
	Fire-Equipment	\$30,000			Municipal Services	
	Jail-Improvements & Equipment	\$80,000			County	
	Information Technology Systems-Computer Equipment	\$26,000			County	
	Recorder-Equipment	\$20,000			County	
	Road-Equipment	\$150,000			Class B	
	Road-Ant Flat Road-Base Out	\$63,000			County/Class B	
	Road-Porcupine Dam Improvements	\$10,000			County/Class B	



<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
	Road-Improvements	\$200,000			County/Class B	
	Senior Citizens Center-Equipment	\$60,000			Council on Aging Funds	
	Sheriff-Automobiles & Equipment	\$200,000			County	
	Sheriff-Support Services-Automobiles & Equipment	\$60,000			County	
	Sheriff-Municipal Services-Automobile & Equipment	\$50,000			Municipal Services	
	Surveyor-Equipment	\$7,500			County	
	Weed-Improvements	\$4,000			County	
	Weed-Equipment	\$23,000			County	
Medium Term (2010)						
	Airport-Improvements	\$80,000			FAA/State/Authority	
	Assessor-Equipment	\$50,000			County	
	Attorney-Equipment	\$10,000			County	
	Auditor-Equipment	\$14,000			County	
	Buildings & Grounds-Improvements & Equipment	\$14,000			County	
	Central Mail & Copy-Equipment	\$9,000			County	
	Clerk-Equipment	\$10,000			County	
	Extension-Equipment	\$20,000			County	
	Fire-Equipment	\$42,000			Municipal Services	
	Information Technology Systems-Computer Equipment	\$28,000			County	
	Recorder-Equipment	\$22,000			County	
	Road-Equipment/Crusher	\$500,000			Class B	
	Road-Improvements	\$200,000			County/Class B	
	Road-4000S, 3920W-4000W-Double Chip Seal	\$6,000			County/Class B	
	Road-2600S, 1800W-2000W-Double Chip Seal	\$5,500			County/Class B	

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
	Road-5900W, South End of Cobblestone	\$6,000			County/Class B	
	Road-5600W, 14200N-13400N-Base & Double Chip	\$20,000			County/Class B	
	Road-3000W, 3200S-3500S-Double Chip Seal	\$8,000			County/Class B	
	Road-7000N, 4800W-4400W-Double Chip Seal	\$6,000			County/Class B	
	Road-3800W, 7800S-8100S-Double Chip Seal	\$10,000			County/Class B	
	Road-12100N, SR91-800E-Double Chip Seal	\$6,000			County/Class B	
	Road-8600S, 2000W-2400W-Widen & Straighten Curves (DC)	\$10,000			County/Class B	
	Road-Pisgah, Paradise to Meridian-Double Chip Seal	\$40,000			County/Class B/Spec. Roads	
	Road-Meridian, 8200S to Pisgah-Double Chip Seal	\$100,000			County/Class B/Spec. Roads	
	Road-Equipment Storage Shed	\$50,000			County/Class B	
	Road-Bridge-2900S, 200E Replacement	\$300,000			Federal/Class B	
	Road-SR2218 & 6800N-Intersection Improvements	\$12,000			County/Class B	
	Sheriff-Automobiles & equipment	\$220,000			County	
	Sheriff-Support Services-Automobiles & Equipment	\$50,000			County	
	Sheriff-Municipal Services-Automobiles & Equipment	\$72,000			Municipal Services	
	Weed-Equipment	\$23,000			County	
Medium Term (2011)						
	Airport-Improvements	\$2,000,000			FAA/State/Authority	
	Assessor-Equipment	\$25,000			County	
	Extension-Equipment	\$25,000			County	
	Fire-Equipment	\$37,000			County	
	Information Technology Systems-Computer Equipment	\$72,000			County	
	Recorder-Equipment	\$16,000			County	

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
	Road-Equipment (Truck w/sander & plow)	\$140,000			Class B	
	Road-Porcupine Dam Improvements	\$10,000			County/Class B	
	Road-Improvements	\$200,000			County/Class B	
	Senior Citizens Center-Equipment	\$12,000			Council on Aging Funds	
	Sheriff-Automobiles & Equipment	\$230,000			County	
	Sheriff-Support Services-Automobile	\$75,000			County	
	Sheriff-Municipal Services-Automobile & Equipment	\$50,000			Municipal Services	
	Weed-Equipment	\$8,000			County	
<b>CLARKSTON</b>						
Medium Term (2008-2012)						
B	Road Improvements	\$800,000				
C	Water Storage	\$500,000				
<b>HYRUM CITY</b>						
Short Term (2007)						
A	Fire Station	\$1,500,000		\$1,000,000 Loan	\$500,000 local cash match	2008
<b>LEWISTON CITY</b>						
1	Sidewalks	\$475,000	\$150,000			
2	Parks/playground equipment	\$75,000				
3	Cook shack/restrooms	\$125,000				
4	Restrooms at cemetery/fence	\$75,000				
5	Bleachers	\$40,000				
<b>MENDON</b>						
A	Snow Plow	\$45,000		\$25,000 Grant	\$20,000 local cash match	Aug 2007

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
<b>MILLVILLE</b>						
Short Term (2007)						
A	North City Park Development - Tennis Courts & Parking	\$150,000			\$40,000 RAPZ Tax, Fees	
B	Construction of new curb, gutter, & sidewalk along 450 N between Main St. And 100 E.	\$20,000				
Medium Term (2008-2012)						
A	Installation of Radio Read Water Meters in Culinary Water System	\$120,000				
A	Continue Development of North City Park	\$180,000			RAPZ Tax, Fees, L&W Grant	
B	Road Improvements 550 North	\$520,000				
B	300 South 600 East Intersection Improvements	\$60,500				
B	600 East Road Improvements	\$82,600				
C	Water Service Changeover 300 S and 100 E	\$20,000				
C	Safety Improvements 100 W and 300 S - Culvert Extension	\$8,000				
C	Road Extension of 300 N 300 West	\$41,000				
C	Road Extension of 200 N 300 West	\$53,000				
C	Blacksmith Fork River Trail	\$625,000			Apply for Enhancement Funds	
C	Road Construction of 200 E between Center St. And 100 North	\$125,000				
<b>WELLSVILLE</b>						
A	Installation of elevator at Wellsville Tabernacle	\$155,000	\$155,000			
B	Installation of new cement bridge at 200 West 900 South	\$51,500	0		\$51,500 City Reserve	

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
C	Replace sewer lines - 100 East 100 North to 200 North and 300 North Center to 200 East	\$90,000	0		\$90,000 City Reserve	
D	Replace water line - 400 North Center to 200 East	\$80,000	0		\$80,000 City Reserve	
E	Relocate city yard and construction of new city shed	\$400,000	0	\$100,000 Grant	\$300,000 City Reserve	April 2007
<b>RICH COUNTY</b>						
<b>GARDEN CITY</b>						
A	Bear Lake Community Health Center		\$80,000			
B	Water Treatment Facility	\$4,500,000			\$1,829,000 DDW \$2,671,000 RDA	
C	Improvement of Roads, Construct New Roads	\$350,000			UDOT Enhancement Grant	
D	New Town Hall/Library	\$350,000	\$100,000	\$100,000 Grant	\$100,000 City Reserves, Donations	Dec 2007
E	New Park Facility	\$250,000	\$100,000	\$100,000 Grant		April 2008
F	Extend Trails/Pedestrian Path	\$250,000				April 2010
<b>LAKETOWN</b>						
Short Term (2007)						
A	Street Improvement - Rodeo Drive	\$30,000		\$20,000 Grant	\$10,000 Local cash match	April 2007

Applicant Priority*	Project Description	Total Project Cost	CDBG Amount	CIB	Other Funds	CIB Submission Date
Medium Term (2008-2012)						
B	Street Resurfacing - 1 <sup>st</sup> West 1 <sup>st</sup> South to 3 <sup>rd</sup> South	\$100,000	\$90,000 or ->	\$90,000 Grant	\$15,000 Local cash match \$10,000 Local in-kind match	Dec 2009
<b>RANDOLPH TOWN</b>						
Short Term (2007)						
A	Sidewalk improvements	\$200,000		\$150,000 Grant	\$25,000 Local cash match \$25,000 Local in-kind match	April 2007
B	Water projects	\$400,000		\$200,000 Grant	\$200,000 DDW	Aug 2007
C	Fire protection system update	\$100,000		\$100,000 Grant		Aug 2007
	Sidewalk improvements	\$100,000		\$100,000 Grant		Dec 2007
D	New automated sprinkler system	\$40,000		\$40,000 Grant		Dec 2007
Medium Term (2008-2012)						
	Street Lights	\$100,000	\$50,000	\$50,000 Grant		2008
Long Term (After 2012)						
	Maintenance Truck	\$50,000		\$50,000		2012
	Baseball Field	\$200,000				2012
<b>WOODRUFF TOWN</b>						
Short Term (2007)						
A	Fire Station	\$160,000	\$150,000		\$15,000 Fire District Funds	
Medium Term (2008-2012)						
A	Town Hall Roof Replacement	\$100,000				

<b>Applicant Priority*</b>	<b>Project Description</b>	<b>Total Project Cost</b>	<b>CDBG Amount</b>	<b>CIB</b>	<b>Other Funds</b>	<b>CIB Submission Date</b>
B	Handicap Access to Town Hall Restroom	\$15,000				
C	Playground Equipment	\$20,000				
<b>BEAR RIVER ASSOCIATION OF GOVERNMENTS</b>						
	Technical Assistance to CDBG Grantees	\$30,000	\$30,000			
	Physical planning, technical assistance, & training to benefit low income communities	\$45,000	\$45,000			
	Water/sewer repairs or hook-ups and housing rehabilitation and maintenance	\$43,500	\$43,500			
	Administration of HOME and other State & Federal Housing programs	\$60,000	\$60,000			
	First-Time Home Buyer Program	\$10,000	\$10,000			
	Administration of RLF and technical assistance to small businesses	\$50,000	\$50,000			





# Appendix C

## **WINDSHIELD SURVEY METHODOLOGY**



# Windshield Housing Quality Study Guide

## BRAG 2004 Consolidated Plan

**DRIVING SAFETY:** Always concern yourself first with safe driving practices. Pull over in a safe location to make notes, read maps and tally results. If needed, loop around and drive streets again rather than put yourself in an unsafe situation. Try to drive the streets you survey with minimal traffic behind you (when possible).

Step 1: Orient yourself on the maps (you may want to make a briefly drive around the town to get a little familiar with the layout and corresponding mapping).

Step 2: Select a starting point and begin the windshield survey. Conduct the housing quality survey as follows: With “clicker counter” in your hand, drive slowly down the street and observe the housing on both sides of the street. Drive a few blocks and record your results as follows:

**Single Family Housing:** use the clicker to count each “**Deteriorated Single Family House**” as determined by it’s outside appearance. A deteriorated unit may have any one of the following conditions. Deteriorated roof (rolling, broken or missing shingles), siding that is falling off or broken, cracked or missing bricks or the home has significant peeling paint and needs a new paint job. In other words your basic “fixer-upper”. We are looking for your initial “split second” impression as you drive by.

Examples:



Bad Roof: Shingles old and “cupping” on edges



Peeling, failing paint



Failing paint, and roof



**Dilapidated house example.** Broken windows and failing walls.

Count each “**Delapidate Single Family House**”. These should be encountered rarely. Dilapidated units are severely deteriorated and should not be occupied. This means significant structural problems such as failing walls, crumbling foundation, broken windows. Use the tally block on each of the map sheets to keep track of the number of delapidate housing units.

**Multifamily Housing:** stop the vehicle in front of each of the multifamily housing complex (duplexes, fourplexes, condominiums, group homes and apartments). Use the other “clicker” counter to count the number of all units, no matter the housing condition (count doors).

**Reporting:** Use the tally block on each of the maps to record partial or final tally results. On the maps mark draw a line down the center of streets that you have completed.

# **Bear River District Housing Survey**

## **Windshield Survey Methodology**

This housing survey was undertaken to quantify the housing stock within the Bear River District. To this end, a “windshield” survey was conducted by driving down every street with residential housing to assess the quality and quantity of the housing stock. For this study, housing was classified into single-family and multi-family structures and the number of buildings were recorded. The survey takers looked through their automobile windows at the structures and they quickly evaluated whether the structures were acceptable, deteriorated or dilapidated and recorded the observations. Acceptable housing shows no obvious signs of problems with the roof, walls, or windows. Deteriorated housing can be thought of as the typical “fixer-upper”, it may need to be painted and a new roof but there are no obvious structural problems. Dilapidated housing consists of those structures with significant structural problems (broken walls crumbling foundation, or collapsed roof) and should be uninhabited.

# Appendix D

## **2007 RATING & RANKING APPLICATION**



## Community Development Block Grant (CDBG) 2007 Supplemental Scoring Application Part I: Fixed Categories

**All Applicants must complete and submit by Friday, December 1, 2006**

This application can be found on the web at [www.brag.utah.gov/CDBG/CDBG.htm](http://www.brag.utah.gov/CDBG/CDBG.htm)

### 1) What percent of your project beneficiaries fall into the following income groups?

22 points possible

80% CMFI*	<51% 0 points	51-55% 8 points	56-60% 9 points	61-70% 10 points	71-80% 11 points	81-100% 12 points	My Project Percentage
<b>50% CMFI</b>	65% or more of total project beneficiaries have household income at or below 50% CMFI						
<b>30% CMFI</b>	25% or more of total project beneficiaries have household income at or below 30% CMFI						
<b>Opting to meet a HUD National Objective without income data**</b>		Projects that meet a HUD National Objective by meeting the criteria for “presumed Low-to-Moderate Income (LMI)” groups or qualified urgent human health and welfare needs may opt to not document specific LMI beneficiaries and receive <b>11 points</b> automatically. Qualified Slum & Blight projects may opt to receive <b>8 points</b> without providing income documentation				<b>Project Meets Criteria and opts to not document LMI</b>  ____ Yes	

\* County Median Family Income (see [www.utah.gov/CDBG/CDBG.htm](http://www.utah.gov/CDBG/CDBG.htm) or State Application Guide Appendix C).

### How to Document: Consult BRAG staff to determine the best way to document income for your project.

\*\*Projects that meet a HUD National Objective (see Chapter III of State Application Guide) by serving a HUD specified “Presumed Low-to-Moderate income (LMI) group or that aid in the prevention of slum or blight (National Object #2) or respond to a serious and immediate threat to human health and welfare need (National Object #3) may opt to receive “default” points in this category automatically without having to document LMI beneficiaries. Otherwise they must document LMI benefit and will not be eligible for default points. You must consult with BRAG staff if you think your project may qualify.

### 2) Is your jurisdiction implementing Quality Growth Principles?\*\*

7 points possible

<b>My Jurisdiction Is Participating (Yes/No)</b>	
<b>2 Points</b>	Has your jurisdiction addressed moderate income housing in its general plan as required by S.B. 60?
<b>2 Points</b>	Has your jurisdiction implemented any moderate income housing strategies as defined in your general plan or the homelessness section of the Consolidated Plan?
<b>1 Point</b>	Has your jurisdiction adopted ordinances to protect and conserve water, air, energy resources, critical lands, important agriculture lands and/or historic places?
<b>1 Point</b>	Did your jurisdiction participate in the Quality Growth Program or 21 <sup>st</sup> Century Communities Program?
<b>1 Point</b>	Was your jurisdiction awarded a Quality Growth capstone or 21 <sup>st</sup> Century designation?

\*\*If you answered yes to any of the above questions, please provide a copy of the ordinance. Communities with less than 1000 population (2000 Census) and counties automatically receive 2 points for this section and can receive up to an additional 5 points for establishing Quality Growth Principles within the community.

**3) Does your jurisdiction have capacity to fund the project through increased taxes?**  
**6 Points Possible**

**Your Jurisdiction's Tax Rate as a Percentage of State Ceiling**

<b><u>Tax Rate as a % of Ceiling*</u></b>	<b>Tax rate &lt;19% of ceiling <u>4 points</u></b>	<b>Tax rate 19-29% of ceiling <u>5 points</u></b>	<b>Tax rate &gt;29% of ceiling <u>6 points</u></b>	
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\*Non-profits automatically get five (5) points for this category.

**How to Document: BRAG staff will use the tax rate data produced by the Utah Foundation that can be found at <http://www.utahfoundation.org/stat.html> to confirm your jurisdiction taxing position. No documentation required.**

### ***PROVIDING DECENT, SAFE AND AFFORDABLE HOUSING***

**4) Does your project construct new housing or rehabilitate existing affordable housing units?**  
**16 points possible**

	REHABILITATED HOUSING			NEW HOUSING		
<b><i>Affordable and/or Transitional Housing Development</i></b>	<b>A) Rehab Units 1-4 2 points</b>	<b>Rehab Units 5-10 4 points</b>	<b>Rehab Units &gt;10 6 points</b>	<b>B) New Units 1-5 6 points</b>	<b>New Units 5-10 7 points</b>	<b>New Units &gt; 10 8 points</b>
<b><i>Affordable and/or Transitional Housing Planning</i></b>	Does this project implement moderate income housing goals as identified in your general plan (whether required by state code or not) or in the homeless section of BRAG's Consolidated Plan?					

### ***CREATING SUITABLE LIVING ENVIRONMENTS***

**5) Does your project expand the basic infrastructure (water & sewer) or other physical infrastructure (libraries, fire stations, parks, community centers, etc.) to improve the health, safety, and welfare of the persons in your community?**  
**10 Points Possible**



How many households will the project benefit directly?				
<u>Project benefits 1-9 households</u> <b>2 Points</b>	<u>Project benefits 10 - 19 households</u> <b>4 Points</b>	<u>Project benefits 20- 50 households</u> <b>6 Points</b>	<u>Project benefits 50- 99 households</u> <b>8 Points</b>	<u>Project benefits 100 or more households</u> <b>10 Points</b>

<http://www.utahfoundation.org/stat.html>

### CREATING ECONOMIC OPPORTUNITY

**6) Is your project designed to create (expanded payroll) or retain jobs that will employ individuals that earn at or below 80% of the CMFI upon entry (or retention)?**

**10 Points Possible**

**Number of FTE Permanent Jobs Created or Retained**

<b><u>Job Creation*</u></b>	<u>1 FTE permanent job per \$25,001- 35,000 CDBG dollars</u> <b>2 points</b>	<u>1 FTE permanent job per \$10,001- 25,000 CDBG dollars</u> <b>4 points</b>	<u>1 FTE permanent job per \$5,001- 10,000 CDBG dollars</u> <b>6 points</b>	<u>1FTE permanent job per \$3,501- 5,000 CDBG dollars</u> <b>8 points</b>	<u>1 FTE permanent job per \$3,500 or less CDBG \$</u> <b>10 points</b>	

\*Only projects that satisfy the HUD national objective with job creation will be given these points. The jobs must be permanent and hopefully high paying. Jobs that result from relocation of a business from somewhere else in the Bear River District will not be counted without special permission from the Investment Strategy Council (ISC).

**7) When was the last time your jurisdiction or organization was funded with CDBG and did you manage the project satisfactorily?**

**16 points possible**

**Program Year Last Funded with CDBG**

<b><u>Last funded with CDBG*</u></b>	<u>Applicant funded last year</u> <b>0 Points</b>	<u>Applicant funded 2 years ago</u> <b>5 Points</b>	<u>Applicant funded 3 years ago</u> <b>6 Points</b>	<u>Applicant funded 4 years ago</u> <b>7 Points</b>	<u>Applicant funded 5 years ago or never funded.</u> <b>8 Points</b>	
<b><u>Applicant CDBG History</u></b>	<u>Is applicant (or sub-recipient if applicable) in good standing with the State of Utah (this is determined by state CDBG staff based on program history)? First time applicants get full points.</u>				<b><u>Determined by BRAG Staff</u></b>	

\*Applies to the end recipient of funding (sponsorship of project in the case of a city or town does not apply)

**How to Document: No documentation required. BRAG staff will verify this information**

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## ***BRAG CDBG 2007 Supplemental Scoring Application Part II: Applicant Interviews***

To Be Completed by All Applicants by Invitation Sometime Early January 2007

Applicants will be given an opportunity to make a brief introductory project presentation to the Bear River District's Investment Strategy Council (ISC). During this interview each applicant will be asked to respond to the following questions relative to their project. Points will be assigned by the ISC Board Members.

### **(8) PROJECTS THAT IMPACT THE GREATEST NUMBER OF BENEFICIARIES (10 Points).**

Projects will be rated on their relative impact in the community both in terms of numbers and relative need. Some projects will serve fewer numbers of individuals or families; however the relative need may be high. Or some project may serve fewer numbers of people due to the intensity of the service they deliver.

- |             |   |
|-------------|---|
| 7-10 Points | The project will have widespread benefit (e.g. community or region wide) to many individuals and families OR the beneficiary numbers are few but the population targeted by the project is one with critical, special needs that is otherwise under served. |
| 5-6 Points  | The project will serve a moderate number of beneficiaries OR a targeted population with less than critical special needs.   |
| 1-4 Points  | The project will serve relatively few and/or does not serve a targeted population that has special needs that are under served (based on community determined priorities and the regional Consolidated Plan).   |

### **(9) STRATEGIC PLANNING EFFORT (5 Points Possible)**

Your project should have been identified as a priority through a sustained and comprehensive strategic and general planning effort. Points will be awarded to applicants by the ISC based on the applicants ability to demonstrate that they have brought their projects to maturity through past planning efforts.

- |            |   |
|------------|---|
| 3-5 Points | There is a clear indication of good project planning. The project was introduced and evaluated in planning documents such as the jurisdiction's General Plan, Capital Improvement Plan (CIP)/Consolidated Plan or other planning documents. In the case of non-profits they have demonstrated their timely effort to work with the sponsoring jurisdiction's planning efforts (CIP/Consolidated Plan). Non-profits should also demonstrate that they have their own strategic plan. |
| 1-2 Points | Indications are that the project has not been the result of good planning.  |

---

**(10) PROJECT MATURITY (5 Points Possible)**

Your project should be ready to begin work as soon as CDBG contracts are issued. CDBG contracts generally have a completion term of 18 months from time of contract execution. Your project should be mature, well situated for funding and you should be able to complete the project in an timely manner.

- |            |  |
|------------|--|
| 3-5 Points | Applicant is able to describe efforts for early pre-project development including, but not limited to, defining the project scope, obtaining cost estimates (engineering & architectural if necessary) , and solidifying matching funds. To get full points, applicants should prove that any matching funds are “in-hand” or legally committed. |
| 1-2 Points | Indications are that the project may be reactionary or pulled together at the last minute. The project also lacks maturity in terms of a well developed project scope and funding plan. The project will likely have a difficult time commencing in the spring of 2007 and completing in the winter of 2008.                                     |

**(11) COORDINATION/COLLABORATION EFFORT (6 Points Possible)**

Given the limited amount of CDBG funding for the region, it is critical that good coordination and, if possible, collaboration take place between non-profits, agencies, cities/counties and other groups. This is to avoid duplication of effort and maximize efficiency. Your project will be scored based on your effort to identify opportunities to coordinate efforts and potentially collaborate on a project.

- |            |  |
|------------|--|
| 4-6 Points | The project includes some direct financial collaboration (two groups with similar missions combine efforts and funding). The applicant has clearly identified the potential areas of coordination/collaboration with other groups and has made a documented effort to coordinate with those groups that might be impacted by the project (other cities, county, non-profit groups etc). The applicant demonstrates a understanding of how their project fits into the “big picture” context of the community’s needs. If the applicant is a Non-profit organization, they demonstrate that they sufficiently understand the “niche” they fill in the community based on documented need. |
| 1-3 Points | The applicant has not made sufficient effort to look for opportunities to coordinate activities or do a combined project. The project seems to be a duplication of activities and/or the organization’s mission seems to be a duplication of services. The applicant does not demonstrate a knowledge of other like services in the community.   |

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**(12) MATCH MONEY (10 Points Possible)**

Applicants that contribute a larger percentage of funds toward the project will be given more points by the ISC.

- |             |   |
|-------------|---|
| 6-10 Points | Applicant indicates a significant portion of their total project cost will come from their own funds or other sources of match money. Efforts for local fund raising will be considered. More points will be given to projects that have been able to obtain other sources of money. For city/county projects the “per-capita” contribution will be considered as an indication of the financial burden place on the citizens. To get full points applicant should be able to give assurances as to the status of the match money and assure that these funds are “in-hand” or will be available. Available matching funds vary greatly based on the type of project. A project with lower match percentages may still score high on this category, as long as they document their effort to locate alternative funding sources. Project will not be penalize for low match if very little alternative funding exists for these types of projects. To get full points, the applicant should be able to describe their efforts to look for other sources of funding. |
| 1-5 Points  | Applicant has a low match as a percentage of total project cost. Lower points will be given if the match funds are not secure and may not materialize in a timely manner or indications are that the applicant has not fully explored other funding sources.  |

# Appendix E

## **BRAG HOMELESSNESS HOUSING PLAN**



# **HOMELESSNESS HOUSING PLAN BEAR RIVER ASSOCIATION OF GOVERNMENTS**



**Adopted by BRAG Governing Board January 24, 2006**

This homelessness housing plan was written in conjunction with the Bear River Homelessness Coordinating Committee and the 10 Year Plan for the elimination of Chronic Homelessness in the Bear River District.

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## Executive Summary

Homelessness is much less common in the Bear River District than it is in other places in the United States or even in Utah. In the U. S. between 700,000 and 800,000 people are homeless on any given night. In Utah, a January 2005 point-in-time count found 2,470 people staying in shelters across the state. Only 30 homeless were counted in the Bear River District in that same time. During the entire year of 2004, 780 homeless were served at various agencies, organizations, and shelters in the district.

Homelessness is described broadly as lacking fixed, regular, and adequate nighttime residence. However, this definition does not account for the duration of homelessness. An analysis of the characteristics of the homeless and near homeless in the Bear River District shows there is not a significant number of chronically homeless. In most cases homelessness is temporary, brought on by an unexpected event in the individual or family's lives. The majority of homeless are victims of domestic violence or those who have recently lost jobs. Some of the homeless are single individuals but a majority of the homeless are families.

The Bear River District has two shelters which are available to homeless victims of domestic violence. Besides a very limited capability in Box Elder County, the District has no other temporary shelters available to the homeless. About the only options available to those without housing is a short stay in a local motel or a bus ticket to another city.

For those at risk of becoming homeless because of very low incomes or the threat of eviction, it is possible to get emergency financial assistance, long term rental subsidies as well as other services to prevent homelessness. However, these services are scattered between several agencies and organizations. Assisted living is available to those with mental health problems. Religious institutions, especially the LDS church, provide significant services to the homeless as well.

The largest gap in services available to the homeless is in "transitional" housing available to those leaving shelters but not yet established in permanent housing. Transitional supportive housing, combined with supportive social services, is critical for those leaving shelters to get reestablished into the community.

### THE BASIC GOALS OF THIS PLAN ARE;

- Maintain communities with a variety of housing types to ensure sufficient housing available to those of low and extremely low incomes,
- Enhance services in specific areas of need- namely increased case management,
- Increase access to transitional supportive housing.

### THIS PLAN SPECIFICALLY CALLS FOR;

- The adoption of Moderate Income Housing Plans in every community in the region,
- An increase in the availability of Continuum of Care services,
- An increase in housing units available for transitional supportive housing,
- Making transitional supportive housing available to youth aging out of the foster care system.

## Section 1

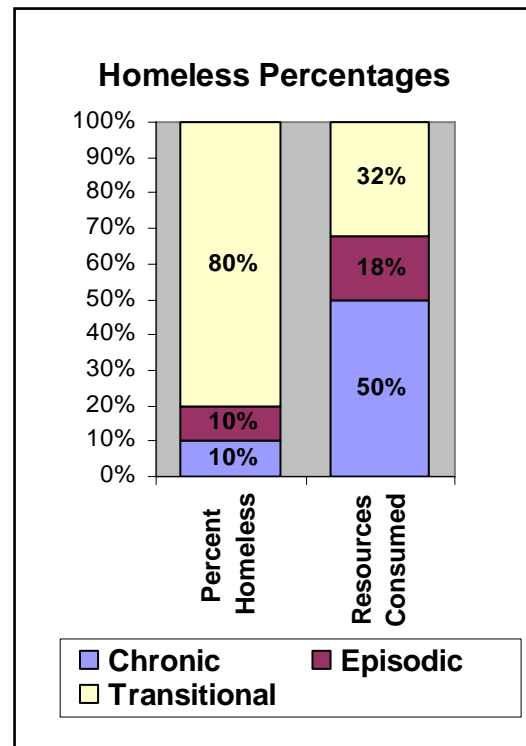
### Introduction to Homelessness

The original task of the BRAG Homeless Coordinating Committee (HCC) was to address the national and state goal established by the U.S. Department of Housing and Urban Development to eliminate chronic homelessness within 10 years. The HCC was to specifically address chronic homelessness because across the Nation the chronically homeless population consumes 50% of the resources intended for homeless and yet only make up 10% of the total homeless population. It is believed that if we provide housing and comprehensive human services, ultimately the chronically homeless can stabilize and become less of a burden to the homeless shelter system and the rest of society.

When the BRAG HCC began the discussion on homelessness, the question was asked; is there even a homeless problem in the Bear River District? And on the surface it may appear there is not a homeless problem. However, homelessness tends to be invisible to main stream society. And as those who work with the homeless can tell us: social workers; clergy; police; and teachers, homelessness is indeed a problem in the Bear River District.

To be fair, the homeless problem in the Bear River District is much less significant a problem than it is in other places in the United States. In the U. S. between 700,000 and 800,000 people are homeless on any given night. In Utah, a recent point-in-time count found 2470 people staying in shelters across the state. However, only 30 homeless were counted in the Bear River District. This is an enviable situation to be in for we are in a position where the task is not yet overwhelming. Indeed, with only a relatively minor input of additional services, homelessness in the BRAG region could be reduced to a very low amount.

The purpose of this document is to address the housing side of the chronic homeless issue in coordination with the 10 Year Plan to eliminate Chronic Homeless. However, realizing that the *chronic* homeless population is quite limited we have expanded the document to address the *transitional* homeless as well. Fortunately, the region is in a position to get ahead of the chronic homeless problem by addressing the temporary homeless problem and realizing the goal of ending all homelessness within 10 years.



**Figure 1** National statistics on homelessness.

### What is Homelessness?

Homelessness is described broadly as lacking fixed, regular, and adequate nighttime residence. However, this definition does not account for the duration of homelessness. The U.S. Department of Housing and Urban Development (HUD) has defined three types of homelessness characterized by the

amount of time spent homeless and the amount of resources consumed. As will be discussed further in Section 5, the Bear River District does not have many chronic or episodically homeless. The large majority of homeless persons are only homeless temporarily due to some life changing event.

### **Chronic Homelessness**

The chronically homeless is a single individual with a disabling condition who has been homeless for at least one year or has had four or more episodes of homelessness over a three year period. According to longitudinal research, people who experience chronic homelessness are more likely to have a serious mental illness, sometimes with co-occurring substance abuse, unstable employment histories, and histories of hospitalization and/or incarceration. It is estimated that 10% of the single adult homeless population experiences this persistent homelessness. Because many of these individuals use the shelter system for extended periods of time they have been found to consume 50% of resources intended to support the homeless.

### **Episodic Homelessness**

Episodic homelessness refers to recurrent periods of homelessness. People who experience episodic homelessness are younger and use the shelter system more sporadically than those whose shelter use is chronic, often have substance addictions, leave shelters when they get income or use them seasonally, and are more resistant to services. Research indicates that approximately 10% of the single adult homeless population fits this pattern of homelessness. These individuals use fewer resources than those whose homelessness is chronic, but are still frequent users of the system, staying for extended periods of time and utilizing approximately 30% of the shelter days over the course of a year.

### **Transitional Homelessness**

Transitional homelessness generally refers to a single episode of homelessness that is of relatively short duration. Persons who experience transitional homelessness briefly use homeless resources in times of hardship and do not return. The majority of families and single adults who become homeless over the course of a year fall into this category. In Utah this group makes up 80% of the homeless population and consumes about 32% of the resources

## **Homelessness in the Bear River District**

The Bear River Region does not have a looming homeless problem. There is no visible “skid row” anywhere in the Region. Flippant observers might claim this is due to an inhospitable winter climate or the current implementation of “bus therapy” sending transients to Ogden, Salt Lake City or Pocatello.

A less cynical observer might point out that there is a large supply of relatively affordable housing and one of the highest rental vacancy rates in Utah- some estimates put Logan’s rental vacancy rate at 20% and the owner occupied vacancy rate in Brigham City is around eight percent. Simply put, even the lowest of income can afford housing here. However, there is more to homelessness than people sleeping in the streets and addressing homelessness is far more complicated than simply having a large supply of affordable housing.

Every year in the Bear River District hundreds of individuals and families find themselves temporarily homeless due to unexpected events such as job loss, relocation, extended illness or domestic violence. The majority of the homeless are assisted in the short term by family, local religious institutions or domestic abuse shelters. Unfortunately, this assistance is often short lived potentially forcing the homeless into a compromising situation. The three counties of the Bear River Region lack organized transitional supportive housing where a homeless person or family can live temporarily while they reestablish and look for permanent housing. With the exception of the two domestic violence shelters, there is no other shelter or temporary housing in the entire Bear River District in which to stay.

### **How Many Homeless Are There in the Bear River District?**

In assessing the need for housing for homeless people, information collected from homeless surveys is important. These surveys attempt to assess the scope of the homelessness problem using two different methods. The first survey method is a point-in-time survey designed to count the number of homeless at one point in time, typically one day. The results give us a snapshot of the homeless population and allow some insight into the demographics of that population. The second method is to tally all the homeless served by every organization in the region for an entire year. This gives us an estimate of the amount of services used by the homeless in the region. Unfortunately, neither survey method is entirely accurate though the results are reasonable enough to appropriately assess the housing needs of the region.

The need for temporary housing differs from county to county. It is apparent from the point in time survey conducted in January of 2005 that Rich County has a limited, if non-existent need for homeless housing. In Cache and Box Elder County a total of 13 and 17 homeless persons respectively were identified.

**TABLE 1    *POINT IN TIME* Homelessness Count  
January 2005**

<b>County</b>	<b>Individuals</b>	<b>Persons in Families</b>	<b>Totals</b>	<b>Families with Children</b>
Box Elder	5	12	17	4
Cache	4	9	13	3
Rich	0	0	0	0
<b>Totals</b>	<b>9</b>	<b>21</b>	<b>30</b>	<b>7</b>

**TABLE 2    Homeless Subpopulation    (% of all homeless in  
Bear River District)**

<b>County</b>	<b>Chronically Homeless</b>	<b>Mentally Ill</b>	<b>Substance Abusers</b>	<b>Domestic Abuse Victims</b>
Box Elder	2	0	2	5
Cache	2	2	0	3
Rich	0	0	0	0
<b>Totals</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>8</b>
<b>Percent</b>	<b>13%</b>	<b>7%</b>	<b>7%</b>	<b>27%</b>

## Section 2

### Housing Needs of Homeless Persons for Transition into Permanent Housing

Housing needs of the homeless can be grouped into two general categories based on the intensity of support services required to keep them housed. The first group includes those who cannot live on their own without significant daily support. This includes those with mental illness and those with substance abuse and addiction problems. The second group includes those who are capable of living independently with only limited support services. This group includes the low income and victims of domestic abuse, parolees, and youth aging out of foster care.

#### Support Based Disabilities

##### Mentally Ill

Mental disorders prevent people from carrying out essential aspects of daily life such as self-care, household management and interpersonal relationships. Homeless people with mental disorders remain homeless for longer periods of time and have less interaction with family and friends. They encounter more barriers to employment, tend to be in poorer physical health, and have more contact with the legal system than homeless people who do not suffer from mental disorder. All people with mental disorders, including those who are homeless, require ongoing access to a full range of treatment and rehabilitation services to lessen the impairment and disruption produced by their condition. However, most persons with mental disorders do not need hospitalization, and even fewer require long-term institutional care.

##### **Housing Needs of the Mentally Ill**

- Daily access to mental health care
- Help locating housing
- Affordable housing
- Rent assistance
- Job training

##### Substance Abuse

The relationship between addiction and homelessness is complex and controversial. Addiction increases the risk becoming homeless. In the absence of appropriate treatment, it is also more difficult to get back into housing. Homeless people often face insurmountable barriers to obtaining health care, including addictive disorder treatment services and recovery supports. The following are among the obstacles to treatment for homeless persons: lack of health insurance; lack of documentation; waiting lists; scheduling difficulties; daily contact requirements; lack of transportation; ineffective treatment methods; lack of supportive services; and cultural insensitivity.

##### **Housing Needs of Substance Abusers**

- Access to health care
- Addiction Counseling
- Help locating housing
- Affordable housing
- Rent assistance
- Job training

## **Limited Support**

### **Low Income Individual and Families**

The basic need of low income individuals and families is long term affordable housing. The residents of the Bear River District are fortunate in that regional housing costs are quite reasonable due to a relative abundance of housing. However, despite the low costs, there is still a substantial need for financial assistance due to the regions low wages. Wages in Cache and Rich Counties are among the lowest in Utah. And there is obviously a demand for federally funded rental assistance referred to as the Housing Choice Voucher Program (Section 8), where applicants have waited as long as 18 months to be accepted into the program. The current waiting list is 6 months.

#### **Housing Needs of Low Income**

- Affordable housing
- Help locating housing
- Rent assistance
- Employment training

### **Domestic Violence**

The victims of domestic violence are often thrown into a situation of very low income with little opportunities for housing. While temporary shelter is available for up to 30 days, there is a lack of transitional supportive housing that can be used after the shelter housing has expired. The people in this situation have little option but to return to an abusive home or face homelessness. What this group really needs is stable housing for as long as two years, during which time the individual or family can reestablish itself. Services may be needed to help with employment, education, child care, and locating permanent housing.

#### **Housing Needs of Domestic Violence Victims**

- Transitional supportive housing
- Parenting and child development services
- Help locating housing
- Rent assistance
- Legal aid services
- Employment training

### **Persons Released from Incarceration Including Adults on Probation**

In 2004, Cache County and Box Elder County had 82 and 81 individuals respectively, discharged from jail and enter the probation system. Those leaving Cache County and Box Elder County jails are faced with a significant task of fitting back into society while at the same time paying restitution for their crimes. On top of paying back victims they are required to take weekly drug and alcohol tests costing \$75 as well as paying a weekly \$35 fee for parole and probations. To add housing to this burden only increases the likelihood of facing homelessness. This population of individuals would benefit greatly from some form of transitional supportive housing, low cost housing, help in locating permanent housing, and counseling for possible addictions.

#### **Housing Needs of Persons Released from Prison**

- Transitional supportive housing
- Legal aid services
- Help locating housing
- Education
- Employment training
- Addiction counseling



### **Youth and Foster Children**

Children in foster families are financially supported by the State until turning 18. Upon reaching 18 however, approximately one half of foster youth are turned out by foster families and forced to live independently. While there are financial, educational, and work force services available to these youth, what they lack is housing. Landlords are not likely to rent to this population considering their age, their lack of rental references, and little or no income. These youth need supervised housing which allows the freedom to demonstrate greater independence from their foster families but enough structure to prevent them from getting into serious trouble like drug and alcohol addictions.

### **Housing Needs of Foster Youth**

- Transitional supportive housing
- Educational Support
- Life skills programs
- Employment training

### Section 3

## Plan and Process of Preparing Persons for Transition into Permanent Housing - A “Housing First” Approach

For a homeless individual or family the transition from homelessness to permanent housing is often a traumatic and unsettling period. Getting or maintaining a job, going to school, finding child care, and accessing healthcare are all extremely difficult if not impossible to do while living on the street or in a shelter. While a temporary shelter may keep homeless off the street for a short time, they are not well designed to help the homeless overcome the obstacles preventing permanent housing. The real problems faced by the homeless- namely domestic violence, low income, high housing costs, little education, mental illness and addictions- are only superficially addressed at local shelters.

To truly help homeless people get back on their feet and become self sufficient, they need to improve earning potential, find childcare, get medical care, etc. To accomplish these tasks the homeless first need a stable place to live. Stable housing creates a safety net which allows a homeless individual or family to assess their situation, get assistance, and get reestablished into the community. Housing is the critical component to self-sufficiency. The most effective solution to homelessness is to provide affordable housing with the supports that make it sustainable, realizing that some cases may require support indefinitely. This concept is known as **Housing First** and has proven successful in communities across the nation.

The BRAG Homelessness Coordinating Committee is endorsing a new program to pick up where shelters leave off. This new approach is designed to assist the homeless with what they really need- **a place to live and the support needed to regain self-sufficiency.**

### Housing First

Homelessness is a complex social problem, which does not lend itself to simple solutions. The Homeless Coordinating Committee believe that great strides can be made toward ending homelessness if we start by addressing housing issues, then ensure that there are the resources and supports in place to sustain that housing. While we do not have to end poverty in its entirety to end homelessness, ultimately, our ability to end homelessness rests upon the degree to which we are able to wed the efforts of the homeless service delivery system to those of other mainstream programs and systems of care – programs and systems whose failures have contributed to its growth. Only through linking the

### Core Tenants of Housing First

- 1) Prevent homelessness when possible
- 2) Get the homeless into appropriate housing
- 3) Provide wraparound services to promote stability and self-sufficiency

## The Case for Housing

Thousands of people who languished on the streets and in shelters for years are now in supportive housing and improving their lives. According to a number of recent studies, people who have moved from the streets into supportive housing have experienced remarkable results, including:

- o Increased housing stability: Once in supportive housing, many studies suggest that upwards of 80% of them remain housed after one year.
- o Positive impacts on health: Studies show decreases of more than 50% in tenants emergency room visits and hospital inpatient days; and decreases in tenants' use of emergency detoxification services by more than 80%.
- o Positive impacts on employment: Studies indicate increases of 50% in earned income and 40% in the rate of participant employment when employment services are provided in supportive housing.
- o Positive impacts on treating mental illness: In one study, 83% of people with mental illness provided with supportive housing remained housed a year later, and experienced a decrease in symptoms of schizophrenia and depression.
- o Reduce or end substance abuse: A recent study of people leaving chemical dependency treatment programs found that 90% of those living in supportive housing remained sober. In comparison, 57% of those living independently remained sober and 56% of those living in a halfway house remained sober.

homeless with services to access and sustain affordable housing will they be able to achieve community integration and economic stability.

The Housing First philosophy supports housing for the homeless along a continuum of housing options, from preventing homelessness to transitional supportive housing, to assisted living. The main goal of Housing First is to get and keep the homeless in permanent housing. The provision of services to help families access and sustain housing include working with the client to identify affordable units, to access housing subsidies, and to negotiate leases. Clients may require assistance to overcome barriers, such as poor tenant history, credit history, and discrimination based on ethnicity, gender, family make-up and income source.

“Housing First” is backed up with significant and coordinated case management. The provision of case management occurs (1) to ensure individuals and families have a source of income through employment and/or public benefits, and to identify service needs before the move into permanent housing; and (2) to work with families after the move into permanent housing to help solve problems that may arise that threaten the clients' tenancy including difficulties sustaining housing or interacting with the landlord and (3) to connect families with community-based services to meet long term support/service needs.

## Section 4

# Homeless Housing and Service Continuum Description

Individuals and families find themselves homeless for a wide variety of reasons. National studies show the most frequently listed reasons for becoming homeless include job loss, high housing costs, domestic violence, mental illness, and substance abuse. Just as the basic cause of homelessness varies in each case, so too must the support services designed to help the homeless. These services offer a continuum of assistance depending on the needs of the individual or family. The idea behind the continuum is that a homeless or near homeless individual or family can enter the process at any point based on their individual needs thus moving towards permanent housing. Each housing option in the continuum is supported with services and case management. The continuum includes:

- efforts to prevent homelessness
- shelters and temporary housing
- transitional supportive housing
- permanent housing support
- Assisted Living
- Supportive Services

The **Housing First** approach to ending homelessness compliments all five of these housing options with a broad range of supportive services. By first providing housing backed up with comprehensive and coordinated services the homeless are allowed to recover, stabilize and ultimately become independent. Methods for undertaking these five tasks have been demonstrated from across the country. The purpose of this section is to show the many options available to prevent and end homelessness.

## Preventing Homelessness

Preventing homeless for those at imminent risk of becoming homeless is the most cost effective and humane solution to homelessness. The most efficient method to preventing homelessness is an adequate supply of affordable housing available to the very low income. Other short-term homeless prevention efforts include subsidized rent and mortgage payments, financial assistance with first months rent and deposits, as well as utilities assistance.

What are other places doing to prevent homelessness?

- Obtaining rental subsidies for use for private market rental units.
- Providing mixed use/mixed income supportive housing. This method incorporates affordable, and/or supportive housing with market rate housing. Mixed use housing often includes commercial uses in the same building. Mixed use/mixed income supportive housing works for individuals and families with a range of abilities and needs. It re-establishes patterns of neighboring, minimizes the isolation of low income people, and reduces the concentration of poverty in housing.
- Adopting inclusionary and incentive zoning. Through these zoning mechanisms, cities create new affordable housing opportunities in mixed-income developments and raises funds from nonresidential developers for development of affordable housing. Inclusionary zoning requires developers of any new or converted residential development with 10 or more units to provide 15% of the base number of units as affordable housing. Incentive zoning requires

non-residential developers of a project requiring a Special Permit that authorizes an increase in the permissible density or intensity of a particular use to mitigate the impact of their development through a contribution to a housing trust fund.

## **Shelters and Temporary Housing**

Shelters are the traditional approach to solving homelessness as they provide for the immediate needs of the homeless. And while this housing plan calls for much more comprehensive approach to reducing homelessness, the shelter system is still a critical piece of the overall plan. Shelters are typically the initial point of contact of the homeless with the homeless care system.

What are other places doing with shelters and temporary housing?

- Creating “wet shelters” for those homeless who are publicly intoxicated. These shelters provide alternatives to jail where the individual may have a better change to receive health care services such as detoxification and addiction centers. They also keep jail cells open for more serious offenders.
- Increasing outreach efforts to encourage street homeless to enter the shelter system.

## **Transitional Supportive Housing**

Transitional supportive housing is a very important part of the **Housing First** program. Transitional supportive housing is where the homeless get a change to re-establish their lives through the stability and safety that housing provides. Once temporary housing is established councillors can begin work on the other needs of the homeless person or family which need to be filled to permanently put lives together.

What are other places doing with transitional supportive housing?

- Providing subsidized childcare and transportation to help homeless people find and retain employment
- Improving education services to assist homeless children and youths to succeed academically.
- Expanding the availability of before and after school childcare options for homeless and near homeless, school-aged children whose parents are working or participating in services. Possible options include partnerships with faith-based agencies, community childcare, and expansion of Head Start sites.
- Providing young people lacking family support and moving out on their own with necessary financial support, such as funds for basic living allowances, work clothes, tools, computers, school fees, and housing start-up costs such as moving costs, phone deposits, utility deposits, and household furniture.
- Acquiring existing housing to be used for transitional supportive housing.

## **Permanent Housing Support**

Housing costs can overwhelm the budgets of the low and very low income. It is clear that some form of long term or permanent support is necessary to keep them in housing. Whether it be through rent assistance, the creation of low income housing, or subsidized housing, this support is critical to maintaining permanent housing for the once homeless.

What are other places doing with permanent supportive housing?

- Establishing community resource centers that provide access to short and long-term rental assistance.
- Exploring opportunities for increasing property management services to ensure physical maintenance of housing stock.
- Supporting non-profit acquisition and development of multifamily properties: With financial support from the local communities and Federal and State housing funds, local non-profit housing developers can acquire and rehabilitate existing buildings and/or develop new housing
- Encouraging local municipalities to explore the benefits of inclusionary zoning and the creation of incentive programs for developers to build more affordable housing along with other projects.
- Acquiring existing housing to be used for permanent supportive housing following the scattered site model. Scattered-site supportive housing consists of single-family homes, townhouses, duplexes or apartments throughout the community. Providers of scattered-site supportive housing generally work with landlords to either master lease units, or have the tenants themselves lease the unit. Providers go to the tenants to provide supportive services or the services may be located in close proximity to tenants.
- Providing single-site housing units. Single-site supportive housing is typically located in one building or one area. Single-site supportive housing can be as small as a duplex with two units, as large as an apartment building with twenty units, or larger. Supportive services are often made accessible on-site to tenants.

## **Assisted Living**

Assisted living is critical for those who, for mental health or substance abuse reasons, cannot live on their own. This housing is available to individuals who need significant medical and counseling on a daily basis. Some of those in assisted living may improve their situations enough to move into transitional supportive housing or they may stay in assisted living permanently. This housing option is necessary because those with serious mental health problems and addictions are the most threatened with homelessness.

What are other places doing with assisted living?

- Providing clients with long-term housing combined with 24-hour on-site medical services and counseling.

## Support Services

Support Services are those services provided by the agencies, organizations, and institutions who work with the homeless. These wrap-around services are the backbone of the **Housing First** program as they create the web of support and assistance which the homeless so desperately need to get into permanent housing. The support services essentially wrap around all aspects of the housing continuum and provide for the needs of the homeless. It is critical that these supportive organizations communicate and work together as much as possible to facilitate services across jurisdictions and reduce bureaucracy headaches for the homeless clients.

What are other places doing with comprehensive services?

- Coordinating housing and services through case management that is well structured, strengths-based and responsive. Develop a more coordinated shelter system including a single point of entry for family shelters.
- Participating in discharge planning for youth aging out of foster care and actively seeking specially designated state and federal funding targeting this group, as well as discharge planning for people leaving mental health residential treatment facilities and correctional settings.
- Hiring housing specialists to secure access to rental housing managed by private landlords.
- Improving information and access to housing and services to those who do not speak English.
- Developing and managing a homeless management information system. Clients cannot be efficiently served and the effectiveness of services cannot be assessed without the collection of meaningful data. The lead entity will help service providers to better coordinate and communicate by linking them to the Homeless Management Information System and work with the Client Tracker User Tracker to help agencies increase their capacity to implement that system. The lead agency will also produce reports that show the aggregate number of people served and the results achieved. These data will help with community-wide planning efforts.
- Enhancing coordination among County agencies and not-for-profit providers in identifying specific subgroups of chronically homeless persons.
- Assembling and providing staff support to an implementation group of city officials, housing experts, members of the philanthropic community, and other community leaders to address homeless issues.

## Section 5

### Definition and Evaluation of Existing Services and Housing

Section 4 described many different services and housing which could be part of a regional homeless housing plan. The intensity of the services and housing available really falls along a continuum depending on the specific needs of each type of homeless. In this section, we look at the services and housing options which are available to the homeless in the Bear River District. The housing and services are provided by a wide variety of government agencies, non-profit organizations, and religious institutions.

#### Preventing Homelessness

***Emergency Housing Assistance:*** This program administered by BRAG uses a combination of funding sources to help prevent homelessness due to eviction or foreclosure. Typically this financial assistance occurs during time of crisis such as a layoff, temporary reduction in hours, or sickness. These funds are only available to those who are low income and have the capability of making regular payments once the crisis has ended. Assistance comes in the form of a one-time payment, between \$200 and \$800, to be used for a rental or mortgage payment.

Emergency housing assistance comes from one or more of the following federal and state programs:

- *Community Service Block Grant (CSBG):* Approximately \$224,000 in federal funds comes through the State Office of Community Services. \$200 is the average grant but it can be more or less. Recipients must be at or below the poverty level to receive assistance.
- *Emergency Shelter Grant (ESG):* \$25,000 comes from the U.S. Department of Housing and Urban Development through the State to prevent homelessness rather than to get homeless people off the street. The grant must be matched with money from another grant source at 50%. Recipients must be at or below 125% of the poverty level to receive assistance.
- *Emergency Food and Shelter National Board Program (FSP):* \$30,000 of Federal Emergency Management Agency (FEMA) funds come through to BRAG through the Emergency Food and Shelter National Board to be used for emergency rental or mortgage payments. Recipients must be at or below the poverty level to receive assistance.

***Qualification:*** Applicants must meet the programmatic income guidelines. They must also provide evidence showing that after assistance they will have the financial means to continue rent or mortgage payment on their own.

**Home Energy Assistance Target (HEAT) Program:** This program is offered through the BRAG office and is an annual subsidy which is applied to heating bills during the winter months. Approximately \$744,000 was distributed to 2,480 residents of the Bear River District in 2004.

***Qualification:*** Applicants must meet the programmatic income guidelines.

***LDS Bishops:*** Local units of the LDS church maintain funds to be used for local congregational and community needs. The Bishops can offer financial assistance during times of housing crisis, such as threat of eviction or foreclosure.

***Qualification:*** The use of these funds is at the discretion of the local Bishop.

**Moderate Income Housing Plans:** In 2005 the Utah Legislature passes S.B. 60 which created the requirement for every community in the state to adopt an affordable housing component into their general plans. This law requires communities to establish goals for identifying and creating an adequate



supply of housing for those whose income is 80% of the county median income. This law also requires each community to make an annual report of the successes in implementing the moderate income housing plan.

**Neighborhood Nonprofit Housing Corporation:** The NNHC is charged with increasing home ownership for low and moderate income families across the district. Over that last decade they have helped over 100 families build and establish home ownership. These projects include the Meadow View and Shadow Brook subdivisions in Nibley and The North 40 Subdivision in Brigham City. NNHC also helped develop an independent living apartment complex for the disabled called Providence Place. They are currently working in conjunction with Brigham City on the Brigham City Neighborhood Improvement Program to rehabilitate the low and moderate income housing stock in the city.

### **Shelters and Temporary Housing**

***Community Abuse Prevention Services Agency (CAPSA):*** Serving the citizens of Cache County, CAPSA serves as a temporary shelter for female victims of physical and sexual abuse and their children. Typically, the shelter allows a maximum stay of one month during which time the individual is expected to secure permanent housing

***Qualification:*** CAPSA serves any victim of domestic violence who needs a safe place to live.

***Your Community in Unity.*** This shelter, formally known as the YWCA, is a domestic abuse shelter based in Brigham City available to serve the citizens and homeless of Box Elder County. This shelter also houses other homeless from Box Elder County. The shelter allows visitors to stay a maximum of 30 days.

***Utah Department of Workforce Services*** offers services to homeless on a very temporary basis. The department offers vouchers for bus tickets to assist transients to get to their final destination or homeless shelters in Ogden, Salt Lake City, and Pocatello. They also have vouchers for rooms at local hotels for one and possibly two nights. Finally, in conjunction with BRAG Emergency Assistance, the department has one-time rental assistance available for low income individuals and families.

### **Transitional Supportive Housing**

***HUD Continuum of Care Domestic Violence Grant (COC)*** is a grant offered through BRAG which provides financial assistance for housing to domestic violence victims. The grant can be used for rental payments for up to 12 months while awaiting assistance from the HUD Section 8 Housing Choice Voucher Program. Approximately \$40,000 is available annually. The COC program also provides wrap around services to help victims of domestic violence get reestablished on their own.

***Bear River Mental Health Services, Inc.*** provides temporary housing to their mental health patients who are waiting to get into their long-term assisted living.

***Qualification:*** Must be a current patient of the Bear River Mental Health Services, Inc.

### **Permanent Housing Support**

***Housing Choice Voucher Program-*** (also known as Section 8 Rental Assistance): This is a “tenant based” program that assists low income households with rental payments at the location of their

choosing. The program requires 30% of a renter's monthly income to be paid towards monthly rent with the rental subsidy covering the remainder of the rent. The Bear River Housing Authority distributed \$2.2 million worth of vouchers in 2004.

*Qualification:* Households must be below 50% of the Area Median Income (AMI) to be qualified for a Housing Choice Voucher. Further, the vouchers are given out on a priority basis in the following order:

1. Victims of crisis: usually for domestic violence situations or catastrophic events (fire and serious injuries)
2. Persons with disabilities, elderly, or families who are working to improve their situation (students), or people working a minimum number of hours a week.
3. Families
4. Other individuals

***Community Service Block Grant (CSBG):*** Approximately \$224,000 comes from the Federal Office of Community Services and is administered by BRAG. In addition to the emergency assistance listed in the Homeless Prevention section, this grant can be used for the first months rent or mortgage payment to get people into permanent housing. \$200 is the average grant but it can be more or less.

*Qualification:* Recipients must be at or below the poverty level to receive assistance.

**Utah Housing Finance Agency – Credit to Own Homes (CROWN):** This program administered by BRAG offers low income families the possibility of owning a home through a “credit to own” process. The rental homes can be purchased. Currently all CROWN projects are in Tremonton.

*Qualification:* Recipients must be at or below 50% of the county median income to qualify for the CROWN program.

**First Time Home Buyer Assistance Program:** This program administered by BRAG is designed to assist first time home buyers with funding for closing costs and down payments. The funding comes in the form of a no-interest loan which is repaid when the home is resold, refinanced, or rented.

*Qualification:* Recipients must be at or below 80% of the county median income to qualify for the First Time Home Buyers Assistance Program.

***Home Choice- Utah Home of Your Own Choice Coalition:*** Home Choice is a single-family mortgage loan designed to meet the mortgage underwriting needs of people who have disabilities or have family members with disabilities living with them. Home Choice mortgages offer flexibility in the areas of loan-to-value ratios (LTVs), down payment sources, qualifying ratios, and the establishment of credit. This program is run through the Neighborhood Nonprofit Housing Corporation and administered by BRAG in the Bear River District.

*Qualification:* Recipients of the Home Choice Loan must be at or below 80% of the county median income to qualify.

***Neighborhood Nonprofit Housing Corporation*** is a non profit organization charged with increasing home ownership options for low income and disadvantaged people in the Bear River District.

***Habitat for Humanity:*** This non profit organization is charged with increasing home ownership in the Bear River District. They offer services to assist families build their own homes or buy homes for the cost of materials on a mortgage with no interest. The organization is able to build one home per year.

***LDS Bishops:*** Local units of the LDS church maintain funds to be used for local congregational and community needs. The Bishops can offer financial assistance during times of housing crisis, such as threat of eviction or foreclosure.

***Qualification:*** The use of these funds is at the discretion of the local Bishop.

### **Assisted Living Housing**

***Bear River Mental Health Services, Inc.:*** Provides assisted living housing and mental health counseling to individuals and families across the Bear River District. This agency provides temporary and subsidized housing for about 50 of their patients who have difficulty maintaining housing on their own.

***Qualification:*** Must be a current patient of Bear River Mental Health Services, Inc. to qualify for housing. This housing would not be available to the homeless coming off the street.

### **Supportive Services**

**Continuum of Care** provides wrap around services to help victims of domestic violence get reestablished on their own. In this program, staff from several local agencies meets in a group setting to assess and discuss the needs of the individual. This way all those involved in the case are aware of the services which are available to the individual. A case manager then follows up with the individual to ensure that services are delivered adequately and sufficiently. Services are provided from many local agencies and service providers including Bear River Mental Health, Bear River Health Department, Department of Workforce Services, LDS Social Services, and any other that might be advantageous to the situation.

***Qualification:*** The COC is currently limited to clients of CAPSA who are at or below 80% of the county median income.

## Section 6 Housing Needs

The data used to determine the housing needs of the homeless in the Region were collected in a region wide homeless assessment conducted in 2004. During that time BRAG conducted both a region-wide Point in Time homeless count and a Homeless Served count. The results of both are displayed on page 4 as Table 1 and Table 2, and Figure 2 below. The results of the homeless surveys show that the Bear River Region does indeed have a homeless population and the majorities (70%) of those who are homeless are in families. Many of the homeless families are staying at the domestic violence shelters or are being served by the LDS Church. The point in time survey also revealed that a minor contingent of the homeless are chronically homeless and have substance abuse problems or mental health issues.

Organization	Homeless	Organization	Homeless
CAPSA	238	LDS Employment	25
LDS Bishops (Cache)	127	Food Pantry	24
Your Community in Unity	114	DCFS	24
School Districts	63	Forest Service	15
Workforce Services	49	Bear River Mental Health	12
Bear River Health Dept.	35	NNHC	10
Transient Bishop	30	Sheriff's	6
BRAG	30	Juvenile System	5
Bear River HUD	30	Adult Parole	4
LDS Storehouse	25	Utah State University	2

**Figure 2.** Total Homeless served in 2004 from all organizations who reported serving the homeless.

### Homeless Housing Inventory

This homeless housing inventory is a comprehensive list of those organizations, agencies and institutions which provide services in the Bear River District.

#### Temporary/ Shelter Housing

##### ***Community Abuse Prevention Services Agency (CAPSA)***

ADDRESS: Cache County

RENTS: Varies

AVAILABILITY: CAPSA has a total of 30 beds available. Tenants can stay a maximum of 30 days with a possible extension to 60 days. The shelter almost always has beds available.

##### ***Bear River Mental Health Services, Inc.***

Logan Group Home

ADDRESS: Logan

RENTS: \$10 per day

AVAILABILITY: This housing is available to patients of Bear River Mental Health Services, Inc. It provides transitional supportive housing for mentally ill persons who are waiting to get into more permanent housing. The facility has 12 beds available with the majority full at any give time.

***LDS Transient Bishop***

ADDRESS: Box Elder, Cache, and Rich County

AVAILABILITY: Significant services available to any individual or family regardless of religious affiliation. Depending on the specific need, financial help and/or shelter can be provided on a one time or on going basis. Housing ranges from a one night hotel voucher to continuous rent assistance.

***Your Community in Unity (YCU)***

ADDRESS: Box Elder County

AVAILABILITY: YCU has a total of 22 beds. Victims of domestic violence are allowed 30 day stays while homeless are given only 15 days. The shelter almost always has beds available.

**Transitional supportive housing**

***BRAG Continuum of Care (COC)***

ADDRESS: 170 North Main, Logan

RENTS: Tenants pay 30% of their income towards rent while the remainder is covered by the COC grant.

AVAILABILITY: There is approximately \$40,000 in the COC program annually which is enough to assist about 12 families per year.

***LDS Transient Bishop***

ADDRESS: Box Elder, Cache, and Rich County

RENTS: The amount a beneficiary spends on rent depends on each situation and is at the discretion of the Transient Bishop.

AVAILABILITY: Significant services available to any individual or family regardless of religious affiliation. Depending on the specific need, financial and/or shelter can be provided on a one time or on going basis. Housing ranges from a one night hotel voucher to long term rent assistance.

**Permanent Supportive Housing**

***BRAG HUD Rental Vouchers***

ADDRESS: 170 N. Main, Logan, UT

RENTS: Beneficiaries are required to put 30% of their income towards rent, the remainder of the rental payment is covered by the grant.

AVAILABILITY: The waiting list is currently 18 months. However, in certain circumstances, such as domestic violence, applicants can be moved to the front of the waiting list reducing the wait significantly.

***Bear River Mental Health Services, Inc.- Snowpark Village***

ADDRESS: Brigham City

RENTS: Rent based on ability to pay with a maximum rent of \$225 per month

AVAILABILITY: This housing is available to patients of Bear River Mental Health Services, Inc. This apartment complex has 14 single-room units. There are typically 1 or 2 individuals on the waiting list to get into the apartments.

***Bear River Mental Health Services, Inc.- Box Elder Commons***

ADDRESS: Brigham City

RENTS: Rent based on ability to pay with a maximum rent of \$250 per month

AVAILABILITY: This housing is available to patients of Bear River Mental Health Services, Inc. This apartment complex has 15 single-room units. There is typically 1 or 2 individuals on the waiting list to get into the apartments.

**Providence Place**

ADDRESS: 234 North 300 West, Providence

RENTS: Rent is typically 30% of adjusted gross income.

AVAILABILITY: There are 22 units available, each with two bedrooms.

**Assisted Living Housing**

***Bear River Mental Health Services, Inc.- Logan Gateway Apartments***

ADDRESS: Logan

RENTS: Bed cost \$280/mo for 2 bedroom apartments or \$320/mo for one bedroom apartment.

Rents can be lowered if residents participate in various educational programs.

AVAILABILITY: This housing is available to patients of Bear River Mental Health Services, Inc. The 6-plex apartment can accommodate 10 individuals for a maximum stay of two years. There are typically 1 or 2 individuals on the waiting list to get into the apartments. Residents use this housing while waiting for Rental Vouchers (Section 8) to move into permanent housing.

**Process for Finding and Accessing Housing**

Accessing housing usually begins with a phone call or personal visit to any number of local government agencies or organizations, such the police Department, Department of Workforce Services, BRAG or a Bishop. Once contact is made, typically the agency or organization can direct the individual or family to the proper place depending on their particular needs.

Intake procedures vary from place to place and situation to situation. In transient and domestic violence cases personal information will be collected by a case worker. The individual or family is then admitted to temporary or shelter housing. In the case of supportive housing, a case worker takes personal information and determines the priority of the situation. The case is then added to the rental assistance waiting list in the appropriate place.

## **Section 7**

### **Gaps Analysis**

It would be fair to say that nearly every program and organization which assists homeless could offer better services if there were more financial resources available. Unfortunately the financial resources dedicated to serve the homeless and near homeless are quite limited. It is not a surprise that service providers are not able to fulfill all the needs for their clients and are even forced to turn away some of those in need. There are also some forms of homelessness which are not even being addressed by the programs and organizations which already exist.

The purpose of this section is to identify the gaps in the regions homeless services within the context of the Housing First approach. To do this we must first look at the effectiveness and adequacy of existing efforts which prevent homelessness, get people re-housed once homeless, and the wraparound services available to those who have been re-housed. Secondly, we must identify the gaps in services which are not yet addressing the needs some of the different homeless groups.

#### **Preventing Homelessness**

##### **Emergency Housing Assistance**

The BRAG Emergency Rental Assistance program typically serves 700-800 individual and families annually. However, the program turns away about 50 households because they don't meet the qualification standards or because of lack of funds in the program. This program is also not well staffed to meet the case management needs of the families using the program. Beyond financial assistance, they do not provide any other services which are a key element of the Housing First program.

##### **LDS Bishops and other religious institutions**

These resources have the potential to be utilized more frequently than they currently are being used.

##### **Low and Moderate Income Housing Plans**

Despite the fact that Utah State Law requires them, many communities don't have low and moderate income housing plans and many who do have them often don't implement any of the goals listed in the plans.

#### **Shelters and Temporary Housing**

A large gap exists in the region's ability to provide temporary shelter to the homeless. Currently there is very limited temporary shelter for anyone other than victims of domestic violence and patients of Bear River Mental Health Services, Inc. While Your Community In Unity can serve homeless in Box Elder County their main purpose is as a domestic violence shelter. The only other options for temporary shelter is a one or two night stay in a motel or a bus ticket to Ogden, Salt Lake City or Pocatello.

## **CAPSA**

While CAPSA currently has a sufficient supply of housing in their shelter they are not well situated to provide longer term transitional housing or the comprehensive case management called for by the Housing First model. Fortunately the Continuum of Care provided by BRAG does help about 12 families per year find housing and also provide significant case management. However, the COC is not able to help all people who need the help. Other housing options are available through the BRAG Rental Housing Voucher, but there is typically a waiting period to get assistance leaving some residents without housing options.

## **Bear River Mental Health Service, Inc.**

The department does not have the staff or the housing resources to provide services to anyone beyond their own patients.

## **Transitional Supportive Housing**

### **Continuum of Care**

The COC is currently the only source for transitional supportive housing in the Bear River District and it has been reserved for clients of the domestic violence shelter. The COC housing and support could prove valuable for other homeless groups including youth aging out of foster care and those leaving the prison system.

## **Permanent Supportive Housing**

### **Housing Choice Voucher Program:**

The BRAG region has approximately 540 rental subsidy vouchers available in 2005. At any given time there are around 300 additional households on the waiting list for rental assistance. With an annual turnover rate of 20%, households can expect to wait 6 months to a year before a voucher may become available. It is estimated that an additional 175 vouchers would satisfy the current need for rental assistance in the BRAG region.

## **Supportive Services**

### **Homeless Management Information System**

Implement the Homeless Management Information System (HMIS) with information and referral, case management, and benefits screening functionality to collect information about the people who become homeless, improve the effectiveness of service delivery, and understand the relationships between service utilization and client outcomes over time.

BRAG has begun limited use of the National Homeless Management Information System, but only with the Continuum of Care program. The other housing assistance programs collect information about clients using other databases. "Tracker" is used in the by the Emergency Housing Assistance program and "HAPPY" is used in the Section 8 Rental Assistance Program. In either case the information collected is not shared with any other Agency or Organization. While there are privacy issues that must be considered, implementing a State-wide or Nation Wide HMIS would allow case managers better understanding of their clients situation and past service use.

### **Case Management**



Both the Continuum of Care program run by BRAG and the Assisted Living run by Bear River Mental Health Services, Inc. provide good examples of the type of support system combined with housing that needs to be in place to help prevent and eliminate homelessness. However, the case management and housing offered through the COC needs to be expanded to other groups who face homelessness such as those youth aging out of foster care and adult parolees.

#### **Cooperation Between Service Providers**

There are many different Federal and State Agencies, Non-profit Organizations, and Religious Institutions which provide a wide array of services to the homeless and low income citizens of the region. Each program has its own set of qualification criteria and application process. Unfortunately for those in need, traversing the maze of service providers can be confusing and time consuming.

## **Section 8 Needs Assessment**

### **Preventing Homelessness**

#### **Emergency Housing Assistance**

Increase program funding to increase grant amounts and to prevent year-end shortages.  
\$50,000

### **Shelter and Temporary Housing**

#### **Homeless Shelter**

Establish a short-term homeless shelter in the Bear River District. \$100,000

### **Transitional Supportive Housing**

#### **Continuum of Care**

Broaden the scope of COC to include the youth aging out of foster care and parolees.  
Youth Counselor: \$45,000  
Case Manager: \$55,000

#### **Establish Transitional Housing**

Increase the amount of transitional housing available to those in the COC program.  
Purchase and remodel rental housing units for clients of CAPSA and Your Community in Unity.  
10 units: \$750,000

Purchase and Remodel rental housing units for Youth aging out of Foster Care  
4 units: \$300,000

Purchase and Remodel rental housing units for Parolees  
4 units: \$300,000

*Funding Source:* The Continuum of Care Grant and Community Development Block Grant.

### **Permanent Housing Support**

#### **Housing Choice Voucher Program (Section 8)**

Increase funding to the Housing Choice Voucher Program to keep waiting periods under six months.  
150 vouchers- \$700,000

*Funding Source:* U.S. Department of Housing and Urban Development

## **Homeless Services**

### **Homeless Management Information System**

Purchase 6 licenses for the Homeless Management Information System to be run at several locations across the region. \$600

### **Case Management**

Establish new position for more effective case management. This position could fulfill the needs of case management for homeless prevention as well as in the Continuum of Care. This person would also help clients transverse the network of services which are already available making the system more efficient. The position may be more efficient use of funds than increasing the funding levels of the programs. \$50,000

*Funding Source:* Continuum of Care Grant

## **Section 9**

### **Plan Implementation**

#### **Priorities**

1. Support and encourage a region-wide implementation of the Homeless Management Information System for those programs for which it is appropriate.
2. Encourage and assist communities with Moderate Income Housing Plans.
3. Increase the current Continuum of Care program to assist more victims of domestic violence and to include youth aging out of foster care and persons with mental illness and addictions.
4. Increase the transitional supportive housing units available, especially to those in the Continuum of Care program.
5. Create additional case management capacity to assure that those in need have access to available services.
6. Create emergency residential treatment options for persons with mental illness and drug addictions as an alternative to incarceration.
7. Provide a list of resources (including treatment and “wrap around” services) for persons who have lost housing and jobs as a result of incarceration.

#### **Milestones**

1. Expand the implementation of the Homeless Management Information System beyond BRAG to include at least three other licenses by December 2006.
2. Assist five communities to adopt or amend Moderate Income Housing plans by December 2006.
3. Increase Continuum of Care to serve 10 additional individuals and families involved in domestic violence by December 2006.
4. Increase Continuum of Care to serve target populations other than domestic violence victims by December 2007.
5. Acquire 15 transitional housing units for victims of domestic abuse and 5 transitional housing units for youth aging out of foster care by December 2007.
6. Have adequate case management to handle the needs of homeless and near homeless clients of Department of Workforce Services, Division of Child and Family Services, and BRAG by December 2007.

MODERATE INCOME HOUSING PERFORMANCE MEASURE	
<p>A sufficient supply of housing that is affordable to low and moderate incomes is the best way to keep people self-sufficient and out of the homeless shelter system. Fortunately, the Bear River District has a significant supply of affordable housing and consequently a relatively low occurrence of homelessness. However, the potential exists for the District's housing market to change, pricing persons of low income out of the housing market. Recent data suggests housing costs are rising slightly faster than income and housing costs could begin to rise locally as they have across the Nation.</p>	
OUTCOMES	OUTPUTS
<b>Creating Affordability:</b> Increase the amount of affordable housing available to the extremely low income	Support non-profit organizations with CDBG to build and renovate housing for LMI groups
<b>Creating Accessibility:</b> Increase acceptance of Moderate Income Housing plans as part of community general plans.	Assist 5 communities to write or amend their Moderate Income Housing plans
<b>Promoting Accessibility:</b> Increase the implementation of Moderate Income Housing plans as outlined in community general plans.	Increase the points given in CDBG Rating and Ranking based on implementation of Moderate Income Housing plans.★
	Encourage communities to report to BRAG their Moderate Income Housing Plan successes

★-Pending recommendation from the BRAG Investment Strategy Council.

EMERGENCY HOUSING ASSISTANCE PERFORMANCE MEASURE	
For those who have temporarily lost income, Emergency Housing Assistance often makes the difference between eviction or foreclosure and retaining permanent housing. This program is an important component of the Housing First Program because preventing homelessness is more efficient and far less traumatic than having to support and re-house those who have lost their housing.	
OUTCOMES	OUTPUTS
<b>Creating Assistance:</b> Continue to support the Emergency Housing Assistance program in order to prevent homelessness for those threatened with losing their housing.	Provide emergency assistance to 300 households
	Seize any opportunities presented to increase funding for the Emergency Housing Program.
<b>Promoting Availability:</b> Increase the knowledge and use of religious institutions for temporary or emergency assistance with rental or mortgage payments.	Refer 15 households to LDS Transient Bishop or other faith based organizations. (Referred 40 families in 2006)

## Temporary Housing

TEMPORARY HOUSING PERFORMANCE MEASURE	
The Bear River District has a very limited ability to shelter the homeless beyond those facing domestic violence. The district should create temporary housing opportunities beyond a short stay in a motel or bussing to another location.	
OUTCOMES	OUTPUTS
<b>Creating Assistance:</b> Create temporary housing for those with mental illness or substance abuse problem as an alternative to incarceration.	Encourage Bear River Mental Health, Inc and Bear River Health District Division of Substance Abuse to apply for funding, including CDBG, for the purpose of establishing temporary housing whereby case managers can help clients access resources for treatment and other “wrap-around” services.

## Transitional Supportive Housing

TRANSITIONAL SUPPORTIVE HOUSING PERFORMANCE MEASURE	
Getting the homeless into the appropriate housing is an important component of the Housing First program. Transitional supportive housing fulfills this housing need by providing stable housing as well as wrap-around services to help the homeless get re-established and regain self-sufficiency.	
OUTCOMES	OUTPUTS
<b>Creating Assistance:</b> Help CAPSA and/or Your Community in Unity establish a portfolio of transitional supportive housing for their clients.	Purchase and renovate 15 rental units.
<b>Creating Availability:</b> Create a master leasing program by establishing relationships with several landlords or Utah State University to create housing opportunities for youth aging out of foster care and other non-domestic abuse clients.	Create 5 new units of housing through a master leasing program.

CONTINUUM OF CARE PERFORMANCE MEASURE	
BRAG is currently working in conjunction with CAPSA on a pilot project which provides housing assistance and substantial case management to several families who are homeless due to domestic violence. The goal of this project is to establish self-sufficiency by providing transitional housing and ensuring that needs of the family are met through individualized case management.	
OUTCOMES	OUTPUTS
<b>Creating Assistance:</b> Continue to run the Continuum of Care housing assistance and case management pilot project at BRAG	Assist 15 households with Continuum of Care
<b>Creating Availability:</b> Apply for additional Continuum of Care funds to expand assistance to other homeless populations including those with mental illness, substance abuse problems, and those leaving local incarceration (for the above offenses).	Apply for \$25,000 from State

## Permanent Housing Support

RENTAL ASSISTANCE PERFORMANCE MEASURE	
The Bear River Housing Authority has 566 rental vouchers with a total of \$2.2 million available annually to qualifying households in the Bear River District. Unfortunately, even at this level, there is a significant waiting period before those in need can get assistance. It should be a priority to reduce the waiting period to less than six months.	
OUTCOMES	OUTPUTS
<b>Creating Assistance:</b> Continue to support the Bear River Regional Housing Authority and seize any opportunity which may allow BRAG to increase the number of rental vouchers in the Bear River Region.	Provide rent assistance to at least 566 households annually
	Apply for an increase in Section 8 Housing Vouchers when available (None Available for 2007)



## Supportive Services

<b>HOMELESS MANAGEMENT INFORMATION SYSTEM PERFORMANCE MEASURE</b>	
Implement the Homeless Management Information System (HMIS), where practical, with information and referral, case management, and benefits screening functionality to collect information about the people who become homeless, improve the effectiveness of service delivery, and understand the relationships between service utilization and client outcomes over time. BRAG is currently the only agency within the tri-county region using HMIS.	
<b>OUTCOMES</b>	<b>OUTPUTS</b>
Implement a region-wide HMIS.	Purchase 3 HMIS software licenses for use by agencies and organizations serving the homeless

<b>HOMELESS SERVICE PROVIDER COORDINATION PERFORMANCE MEASURE</b>	
There are a large number of federal and state agencies, non-profit organizations, and faith-based institutions which provide services to the homeless as well as the low income. These service providers should make a combined effort to make their services more coordinated and easier to navigate.	
<b>OUTCOMES</b>	<b>OUTPUTS</b>
Establish better case management to help those in need of services finding the resources which are available	Add case managers to current supply of service providers as appropriate (CAPSA added one case worker, 2006)
Increase the knowledge and use of religious institutions for homeless services.	Refer 15 households to LDS Family Services and for assistance with substance abuse
	Refer 15 households to LDS Transient Bishop for financial assistance with education, child care, and other needs. (Referred 40, 2006)
Improve knowledge of social services available to those being released from jail or prison.	Create a "service providers" pamphlet for those leaving local jails
Increase "wrap around" service providers.	Increase the network of wrap around service providers to include food pantry, faith based organizations, Child and Family Support Center, CAPSA, Dept. Of Workforce Services, Div. Of Child and Family Services, BRAG, Bear River Health and Bear River Mental Health, Div. Of Rehabilitation Services

## APPENDIX

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Homeless Task Force List  
Updated January 5, 2006